Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0617/FULL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT PROCEDURE ORDER 1995

Mr Robert Clarke.
12 Hollyacres
Worthing
West Sussex BN13 3TD

PROPOSAL: Variation of condition 14 of planning permission WB/98/0711/OUT to allow the felling of the Leyland Cypress trees along rear boundaries of Nos. 12 and 13 Hollyacres with provision of replacement tree planting.

LOCATION : 12 and 13 Hollyacres Worthing

DATE REGISTERED 6th June 2008

APPLICANT : Mr Robert Clarke.

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Site Plan (Scale 1:1250) and photographs which accompanied the application, or as subsequently amended prior to consideration, is to

REFUSE PERMISSION for the reason(s) that:-

1. The proposed felling of these Leyland Cypress trees would expose the occupiers of Nos. 3 and 5 Welland Road, to the south, to overlooking and loss of privacy from the south-facing windows in Nos. 12 and 13 Hollyacres to an unacceptable degree. The offer of planting replacement Leyland Cypress trees, and to manage them at a height of four metres, which would take a period of many years to reach, would not adequately safeguard against the resulting loss of privacy to the adjoining properties that the removal of the existing trees would cause. In consequence, the proposal would be detrimental to the amenities of the occupiers of the adjoining properties to the south, contrary to Saved Policies CH1 and DEV1 of the West Sussex Structure Plan 2001 - 2016 and Saved Policy BE1 of the Worthing Local Plan 2003.

Cont.....

Dated : 4th August 2008

Executive Head of Planning,
Regeneration and Wellbeing

Note: Your attention is drawn to the notes and advice overleaf.

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INFORMATIVES

1. The applicant is advised that the landscaping scheme for Hollyacres, submitted by the developers, David Wilson Homes and approved by Worthing Borough Council in 2000, included a management scheme for these Leyland Cypress trees, to the rear of Nos. 12 and 13 Hollyacres. The approved management scheme provides that these trees be maintained at a height equivalent to the eaves level to the roofs on the south side of these properties (i.e. at a height of approximately seven metres above ground level), in order to screen the adjoining properties to the south whilst controlling their height and preventing them growing too tall in this position. This remains the Council's recommended form of treatment for these trees under the landscaping scheme for Hollyacres, granted approval in October 2000 under Condition 14 of outline planning permission WB/98/0711/OUT.

2. This information is only intended as a summary of the reasons for refusal of planning permission. For further details on the decision please see the application report which is available from the Planning Reception at Portland House, Richmond Road, Worthing.