Development Management – Delegated Officer Report **Date; 10/11/23**

Application Number	**AWDM/0499/23**
Address	**Hobbits Mount Way Lancing West Sussex BN15 0QD**
Proposal	**Application for consent under Adur Tree Preservation Order No.13.53/2/06(L) of 2006 to reduce crown height and radial spread by up to 5 metres one Sycamore tree of area A1, and to reduce crown height and radial spread by up to 3 metres two Ash trees of area A1.**

Date of site visit: 09/10/23

Neighbours checked: Y
Additional neighbour notifications: N
Site notice: (wider publicity / conservation area): N

Proposal, Site and Surroundings

The application refers to three large mature trees, two located at the Northeast of the rear garden of 12 Fairview Road and one in the Northwest corner of 8 Fairview Road. The trees are a prominent part of the street scene and make a contribution to the character and visual amenities of the area.

Consent is sought to reduce crown height and radial spread one Sycamore tree and two Ash trees of area A1.

The reasons for the works are primarily in the interests of light issues and amenity value.

Consultations: None.

Representations: Four representations received from nearby neighbours three in support and one suggesting the reductions are slightly over estimated.

Relevant Planning History

2006: Adur Tree Preservation order Number 13.53/02/06(L) of 2006 confirmed on 07/03/07.

2009: Adur Tree Preservation order Number 13.53/09(L) of 2009 confirmed on 05/01/10.

2016: Application for consent under Adur Tree Preservation Order No.13.53/02/06 (L) of 2006 to reduce radial spread by up 1.5 to 2 metres reduce crown height by up to 1 metre, and to crown thin up to 15% one Sycamore tree T1. Withdrawn.

2016: Enforcement enquiry concerning Works to preserved trees.

2018: Application for consent under Adur Tree Preservation Order 2009 13.53/09(L) to fell one Plum (T9) and one Laburnum (T10) in back garden, close to western boundary.

2021: Application for consent under Adur Tree Preservation Order No. 13.53/1/09(L) of 2009 to reduce radial spread to east by up to 2.5 metres and crown thin up to 15% one Sycamore tree T1 of group G4

Planning Assessment

The Ash and Sycamore trees are large matures growing in the rear gardens of properties in Fairview Road, that are adjacent to the rear garden of Hobbits, Mount Way, which is further up the incline of North Lancing. The trees are prominent to the area, and can be seen from many views.

The trees are:

Ash T1
This tree is located in the Northwest corner of the rear garden of 8 Fairview Road. The tree has a single stem that persists to 8 metres, where it then divides into two main stems that each divide again at 10 metres into several stems. The tree has large secondary stems from 6 metres and an incursion of thick Ivy that extends to 9 to 10 metres. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce crown height and radial spread by up to 3 metres to contain the size and spread of the tree and allow more light and air to pass the crown.

Sycamore T2
The Sycamore tree is one of two trees located in the rear garden of 12 Fairview Road. This tree is on the Northern boundary adjacent to the rear gardens of Ardmore and Hobbits Mount Way. The tree has a large diameter single stem to 8 metres where it divides into two upright tightly forked secondary stems, that each divide again at 12 metres. A large lateral emerges at 1 metre which extends across the boundary fencing. The main crown is high dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce crown height and radial spread by up to 5 metres. The works are to contain the size and spread of the tree, but appear to have been overestimated, and have been changed by conditions.

Ash T4
The second tree in the rear garden of 12 Fairview Road, an Ash tree, is 4 to five metres further South than T2, and 3 to 4 metres from the Eastern boundary, with the extended section of the rear garden of Hobbits Mount Way. The tree has a single stem to 7 metres where it then divides, with 2 large secondary stems that emerge close to each other on the Southside at 2 metres. The main crown is dense and wide spread.

The proposed works are to reduce crown height and radial spread by up to 3 metres, to contain the size and spread of the tree. The works also appear to have been overestimated, given the proximity of the tree to the garden boundaries.

These amended works in my opinion would be relatively minor in relation to the overall size, spread and crown form of the trees and would not significantly or adversely affect their appearance, amenity value, or contribution to the character of the area Conservation Area.

Recommendation

APPROVE

Grant Consent, subject to the following Conditions:

1. Approved plans

2. The proposed works, hereby permitted, shall be restricted to;

i Reduction in crown height and radial spread of up to 2 to 3 metres, 3 metres on the longest/tallest most protruding limbs and stems only Ash tree T1.

ii Reduction in crown height of up to 2 metres and reduction in radial spread of up to 2 to 3 metres, 3 metres on the longest/tallest most protruding limbs and stems only Sycamore tree T2.

iii Reduction in crown height of up to 2 to 3 metres, 3 metres on the tallest most protruding stems only and reduction in radial spread of up to 2 metres Ash tree T4.

only unless otherwise agreed in writing with the Local Planning Authority and carried out within two years from the date of consent and in accordance with the British Standard BS 3998: 2010 Tree Work.

Reason: *In the interest of visual amenity.*

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 10/11/2023

Authorised by: PB Date: 10/11/23