DELEGATED APPLICATIONS
ASSESSMENT SHEET

APPLICATION No. and SITE: WB/11/0112/TPO – 11 Offington Avenue

DATE OF VISIT: 24th March 2011

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR CONSULTATIONS: N/A

PROPOSAL, SITE AND SURROUNDINGS

11 Offington Avenue is a detached chalet bungalow. It is situated on the west corner of the junction of Offington Avenue with Offington Court.

The application relates to a pair of protected Sycamore trees, G2 under the Worthing Tree Preservation Order No. 42 of 1997, in the eastern side of the grounds of the property adjacent to Offington Court.

Consent is sought to carry out the following works to the trees: Crown lift to 4 metres and remove epicormic growth; Crown thin by 15% - 20%; Reduce branches over the roof of the property by up to 2 metres; Remove dead wood; Reduce the longest branches over the highway by an average of 1 metre; and cut back ivy.

The reasons for the works are: Visual amenity; Better air circulation in the canopies; To reduce risk of breakage and falling debris in high winds; Overall health of the trees; & to make subsequent inspections of the trees easier.

RELEVANT PLANNING HISTORY

Tree Preservation Order No. 42 of 1997 confirmed on 14th October 1997

RELEVANT SAVED PLANNING POLICIES & NATIONAL PLANNING POLICY GUIDANCE

British Standard BS 3998 (2010) Recommendations for Tree Works

REPRESENTATIONS

The Borough Arboriculturist supports the application as made.

HUMAN RIGHTS

Article 8 of the First Protocol (Protection or Property) of the Human Rights Act 1998 is relevant to this application. It is accepted that this proposal, if approved, would have some impact on the neighbouring properties. However, it is considered that the level of development proposed would not cause undue harm in terms of additional noise, disturbance and loss of privacy and that, on balance, existing residential quality of life would not be adversely affected as a result of the proposal. Accordingly, it is considered that it is acceptable with regard to Article 8 and Article 1.

PLANNING ASSESSMENT

These established Sycamore trees are a prominent feature within the street scene.

Management should regard the trees as though one tree for practical purposes as well as in recognising hteir special amenity value, in view of their position close together, which has influenced their growth, natural form and branch structure, as well as their stature.

The proposed works would reshape the tree, considerably enhancing their crown form and appearance in relation to the property and the highway, which given their stature and prominence within the street scene, would positively enhance the character and visual amenities of the area.

Subject to the works being restricted to the works specified in this submission, and controlled by condition of consent, the application is considered to be acceptable.

RECOMMENDATION

Grant consent, subject to:

1. Restrict works & to BS 3998 (2010) Recommendations for Tree Works
2. Time limit – 1 year

REASON FOR THE RECOMMENDATION: N/A

IS THE RECOMMENDATION CONTRARY TO LETTERS OF REPRESENTATION: Y/N

DELEGATED

Case Officer sign.....[redacted].....Date: 26th April 2011.....

Authorising Officer sign.[redacted].....Date....26.4.11.....