DELEGATED APPLICATIONS
ASSESSMENT SHEET

APPLICATION No. and SITE: WB/11/0173/TPO – 57 Furze Road

DATE OF VISIT: 7th April 2011

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR CONSULTATIONS: N/A

PROPOSAL, SITE AND SURROUNDINGS

Consent is sought to fell a small group of four Leyland Cypress trees, G2 under the Worthing Tree Preservation Order No. 18 of 1989 (which are maintained a hedge) in the eastern part of the front garden of 57 Furze Road, a detached house, and to replant with a new tree towards the front boundary of the property.

The reasons for the works are on visual amenity grounds, as follows:

(i) The trunks of the trees are close to the footpath between the house and the front gate;
(ii) Maintenance of the trees to keep usage of the footpath is becoming very difficult;
(iii) The trees have been topped/trimmed in the past; and have low visual amenity value;
(iv) The trees cut out a great deal of light to the front of the house;
(v) A new tree near the front gate, combined with careful planting of large shrubs adjacent to the path, would improve the view from the highway and open up the footpath.

RELEVANT PLANNING HISTORY

Tree Preservation Order No. 18 of 1989 confirmed, modified, on 18th March 1991

RELEVANT SAVED PLANNING POLICIES & NATIONAL PLANNING POLICY GUIDANCE

British Standard BS 3998 (2010) Recommendations for Tree Works

REPRESENTATIONS

The occupiers of the adjoining property to the east of the site, 55 Furze Road, comment that they fully support the application.

The Borough Arboriculturist supports the application, and comments:

"No objection to the removal of the clipped Leylandii subject to replacement planting. There is only realistically space for one replacement tree, and in this regard a standard Whitebeam or Field Maple is suggested."

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

The original group of four Leyland Cypress trees, G2 under the Worthing Tree Preservation Order No. 18 of 1989 now consist of a clipped hedge, for which consent has not been granted in the past. The trees have lost their amenity value as trees, and now form an evergreen hedge bordering the footpath between the house and the road on the eastern side of the front garden.

In view of their low public amenity value, the proposed removal of the trees/hedge, subject to replanting, would not be detrimental to the visual amenities of the area in the longer term.

It is recommended that the replacement tree be planted in the north-eastern part of the front garden, adjacent to the front gate, where it should become a feature of Furze Road for the future. Suggested species are a Whitebeam *(Sorbus aria)* or a Field Maple *(Acer campestre).*

Subject to appropriate conditions of consent being satisfied, this application is considered to be acceptable.

RECOMMENDATION

Grant consent, subject to:

1. Felling/removal of trees/hedge to be carried out within six months from date of consent.

2. One standard replacement tree (with the preference for a Whitebeam/Sorbus aria or a Field Maple/Acer Campestre to be planted in a position agreed with the LPA before 31st December 2011.

3. Replacement planting required, should the implemented replanting under Condition 2 fail within five years from the date of planting.

REASON FOR THE RECOMMENDATION: N/A

IS THE RECOMMENDATION CONTRARY TO LETTERS OF REPRESENTATION: Y (N)

DELEGATED

Case Officer sign..... [redacted] .....Date: 28th April 2011.....

Authorising Officer sign.....Date.....