DELEGATED APPLICATIONS ASSESSMENT SHEET

APPLICATION NO: 11/0112/TPO	Recommendation – Approve Application
Site	11 Offington Avenue Worthing West Sussex BN14 9PE
Proposal:	Application for consent under Worthing Tree Preservation Order No. 42 of 1997 to crown lift to 4 metres, crown thin by 15-20%, reduce branches over roof by up to 2 metres, lower epicormic growth and dead wood, and reduce excessive branches over the highway by an average of 1 metres, and cut back ivy, on two Sycamore trees (G2) adjacent to boundary with Offington Court.

DATE OF SITE VISIT: 24th March 2011

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): N

SITE AND SURROUNDINGS & DETALS OF PROPOSAL:

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 2m; Remove dead wood; Reduce the longest branches over the highway by an average of 1m; 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; and to make subsequent inspections of the trees easier.

Consultations and Representations

Consultations/Comments

The Borough Arboriculturist supports the application as made.

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 their 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 trees, 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:

Approve, subject to the condition:

1. **The remedial surgery works to the two Sycamore trees, Group G2 under the Worthing Tree Preservation Order No. 42 of 1997, hereby permitted, shall be restricted to those specified in this application only, unless otherwise agreed in writing by the Local Planning Authority, and carried out in accordance with British Standard BS3998 (2010) Recommendations for Tree Works, namely:-**

   (i) Crown lift to 4 metres and remove epicormic growth, to growth points;
   (ii) Crown thin by 15% - 20%, to suitable growth points;
   (iii) Reduce branches over the roof of the property by up to 2 metres, to growth points;
   (iv) Remove dead wood;
   (v) Reduce longest branches over the highway by an average 1 metre, to growth points; and
   (vi) Cut back ivy.

   Reason: To protect the special amenity value of the trees.

REASONS FOR RECOMMENDATION:

The proposal complies with relevant Development Plan policies.

HUMAN RIGHTS:

Article 8 (Right to Respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application. It is accepted that the proposal, if refused, would have some impact on the applicant's Rights. However, it is considered that the harm caused by the development outweighs these and that in the public interest the application should be refused. Accordingly it is considered that this decision complies with the Human Rights Act 1998, with regard to Article 8 and Article 1

OR

Article 8 (Right to Respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application. It is accepted that the proposal, if refused, would have some impact on the applicant's Rights. However, it is considered that the harm caused by the development outweighs these and that in the public interest the application should be refused. Accordingly it is considered that this decision complies with the Human Rights Act 1998, with regard to Article 8 and Article 1

IS RECOMMENDATION CONTRARY TO LETTER (S) OF REPRESENTATION?

No

DELEGATED

Case Officer
Sign.....[redacted].....Date.....26.4.11.....

Authorising Officer
Sign.....Date.....