WORTHING BOROUGH COUNCIL
PLANNING SECTION
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In Report (D/C)
Addm.
Post Addm.

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[redacted]

H. Barnes-Moss Esq.,
Worthing Borough Council
Planning, Regeneration & Wellbeing
Portland House
Richmond Road
WORTHING BN11 1LF

EST/cc

18th April 2011

Dear Sir,

Application No WB11/0231/TPO
Application No WB/10/0971/FULL

I wrote to you on the 4th April 2011, concerning the above and I enclose a further copy of that letter for your convenience.

With regards to Application WB/10/0971/FULL, in the Committee Report dated 02/02/11 page 13 (copy enclosed) you will note in the Planning Officers Report, the importance to preserve trees on the frontage and the likely possibility that planning would follow to accommodate a garage.

As you are aware, to remove the TPO trees in WB/11/0231/TPO would then lend itself to allow garages to be built.

I trust you will take this into consideration when making your decision and only allow the topping of the trees.

Yours faithfully,

[redacted]

E.S. Taylor

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COPY FOR YOUR INFORMATION

4th April 2011

Dear Sir,

Re: APPLICATION No WB/11/0231/TPO

We are the owners of the site north of the applicant's site and as such we have had endless problems in trying to get our trees removed or topped, which have TPO's on them.

As each time your Council's response is most unhelpful, we suffer great expense clearing up the continuous shedding of leaves, needles etc., The trees do not benefit us, but your Council's view is that 'others' benefit from them.

Clearly, if you grant consent for the above application, then your Council can expect a flood of applications and appeals for the removal of trees with TPO's on them within the road.

The above planning consent has been submitted previously, under 09/045/TPO, and for some reason withdrawn. A planning consent has recently been granted to develop a detached house and garages in Fairways rear garden. The consent has allowed the removal of several TPO trees. Perhaps you would like to comment why so many TPO trees are likely to disappear so quickly from this site. At best, I believe the trees in Group G5 should only be topped – especially if the removal leads to further access and development ventures.

Yours faithfully,

E.S. Taylor

COPY FOR YOUR
INFORMATION

Council's Arboricultural Officer as having little amenity value. None of the remaining 9 trees to be removed within the rear garden of Fairways and Copseland are included within the TPO, being identified as relatively modest in stature and having little impact on the wider visual amenity of the area. The ash tree growing very close to the flank wall of the neighbouring detached garage building warrants removal in any event.

Private domestic gardens provide a wildlife habitat and a route or corridor for species to move through urban areas. Consequently, they have a positive role to play in limiting biodiversity loss. The erosion of gardens as an ecological resource and the incremental urbanisation of part of the 'green infrastructure' is therefore a relevant material consideration. Having said this, the proposed new dwelling would be provided with its own generous garden, with the majority of the existing mature-planted hedges on north, west and southern boundaries retained, and opportunities for additional tree planting to replace those lost. The important trees subject to the Tree Preservation Order will be retained (largely within the frontage plots of Fairways and Copseland). There is no evidence of any protected species being present on the site.

In terms of sustainably construction, the applicant is willing to accept a condition of planning permission committing the new dwelling to achieving Level 3 of the Code for Sustainable Homes, which would also address the issue of sustainable drainage raised by the Council's Principal Engineer.

Access and Parking

Links Road is a private road serving approximately 25 dwellings (including Warren Farm Place) and Worthing Golf Club. The existing dwelling, Fairways, is served by a U-shaped 'in' and 'out' access arrangement from Links Road, which would be unchanged. The proposed dwelling would utilise the northern 'arm' as both access and egress from Links Road. The existing drive is shown as having a width of 4 metres, and would narrow to 3.1 metres at the proposed gated access leading to the new dwelling. The Highway Authority has raised no objection to the proposed access arrangements on safety grounds and it is noted that other recent developments in Links Road have involved sharing an access, for example, 'Hollybanks' (WB/06/0727/FULL refers).

Adequate parking within the proposed detached garage would be provided for the new 5-bedroom dwelling. The proposals would involve the removal of the existing double garage serving Fairways, which would leave the frontage dwelling with no garaging although adequate off-street parking would be available on the drive (without interfering with the access arrangement for the new dwelling). Notwithstanding the concerns raised by third parties, the lack of garaging facilities for a dwelling of this type and size is not a ground for refusal and any future application for a replacement garage to serve Fairways would have to be considered on its own merits, particularly having regard to the important preserved trees on the frontage.