

Recommendation Report for Works to Tree(s) on trees subject to a Tree Preservation Order (

REF NO: **AW/283/13/T**

LOCATION: 47 Kingsway
 Craigweil
 Bognor Regis

PROPOSAL: Reduce 1 No. Sycamore tree by 2 metres in height & reshape easterly lateral spread & reduce 1 No. Sycamore tree by 1 metre

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The two Sycamore trees in question are situated in the rear garden along the northern boundary of the site.
SITE AREA	N/A
TOPOGRAPHY	Predominantly flat
TREES	The trees that form the subject of this application.
BOUNDARY TREATMENT	The boundaries are marked by a mixture of close boarded fencing, hedging and trees.
SITE CHARACTERISTICS	A detached bungalow with brown brick elevations and a pitched roof with brown plain tiles. There is an attached garage to side.
CHARACTER OF LOCALITY	Situated within a Private Estate, the area is wholly residential in character. There are mainly two storey detached properties set within spacious plots. There are very few trees in the street scene.

RELEVANT SITE HISTORY

REPRESENTATIONS

Representations received:

Aldwick Parish Council

Awaited.

Comments on Representations received:

None

CONSULTATIONS

Conservation Officer

Council's Arboriculturist

Consultations responses received:

Conservation Area Advisory Committee

No objection.

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Tree Preservation Order
Conservation Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan: [AREA2](#) Conservation Areas

PLANNING POLICY GUIDANCE

POLICY COMMENTARY

The above policies are general and, other than Circular 36/78 and DETR TPOs, are not specific to trees.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 198 of the Town and Country Planning Act 1990 states:
"If it appears to a Local Planning authority that it is expedient in the interest of amenity to make provision for the preservation of trees.... they may for that purpose make an order"

The works to the trees are to be judged having regard to amenity

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The two Sycamore trees are situated to the rear of the property along its northern boundary. Due to their position, their contribution to the street scene is diminished. However, there are few trees in the road and due to the prominent corner location of the property, these trees are considered to be of significant visual importance to its appearance.

The proposed works are to reduce one tree by 2m and reshape the easterly spread and reduce the other by 1m. The applicant states in the application form that these works are necessary because the trees are become proportionately large in respect of the site and causing excessive shading.

It is considered that the works are small in scale and will not lead to any demonstrable loss of character to the appearance of the site or the wider Conservation Area. In the absence of any arboricultural objection, the proposal is therefore acceptable.

It is therefore recommended that the application be approved subject to the following conditions.

RECOMMENDATION

APPROVE CONDITIONALLY

1 The work hereby approved shall be undertaken under the supervision of the Local

Planning Authority who shall be notified in writing, not less than 7 days before the work commences.

Reason: In order to ensure a satisfactory standard of tree surgery in the interests of amenity.

- 2 The works hereby approved shall involve the reduction of 1No. Sycamore tree by 2 metres in height and reshape easterly lateral spread and reduce 1No. Sycamore tree by 1 metre. All works shall be carried out in accordance with BS3998: 2010 Recommendations for Tree Work.

- 3 The burning of materials obtained by site clearance or from any other source shall not take place within 6 metres of the furthest extent of the canopy of any tree or group of trees to be retained on the site or on land adjoining.

Reason: To protect trees and vegetation from fire damage in the interests of the visual amenities of the locality.

- 4 INFORMATIVE: The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981, with only a few exceptions, it is an offence for any person to intentionally take, damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the act.

- 5 INFORMATIVE: This notice does not give authority to destroy or damage a bat roost or disturb a bat. Bat species are protected under Section 39 of the 1994 Conservation (Natural Habitats etc) Regulations (as amended), the 1981 Wildlife and Countryside Act (as amendd) and the 2000 Countryside and Rights of Way Act. It is illegal to damage or destroy any bat roost, whether occupied or not, or disturb or harm a bat. If you are aware that bats roost in a tree(s) for which work is planned, you should take further advice from Natural England (via the Bat Conservation Trust on 0845 1300228) or an ecological consultant before you start. If bats are discovered during the work, you must stop immediately and contact Natural England before continuing.