

Planning Officer: Charlotte Easton

Planning Application Ref: AW/298/18/TC

Location: Land r/o 16 Grangefield Way & Land r/o 24 & 28 Wychwood Close, Aldwick

Description of works: Crown reduction of approx. 1.5-2m to 3No. Oak trees. Reduce overhang back to growth points by approx 2m to 1No. Birch tree. Reduce overhang back to growth points by approx 2m to 1No. Sycamore tree.

Reasons Given: Excessive shading / Slippery Ground Beneath Trees (Acorn deposits)

Comments on Application:

- The trees as described and shown on the applicant's plan (T1-T5) all reside within Craigweil Conversation Area. T3-T5 are also the subject of Tree Preservation Order (Bognor No.2).

CONSERVATION AREA TREES

- T1 – There is no obvious birch tree at the location so marked. The dominant tree nearby is an established willow (Cons.Area) which overhangs the garden and it is possible the applicant is referring to that.
- T2 Sycamore. This is a semi-mature tree of moderate form and value. The work proposed is justified and would not harm the character of the area.

CONSERVATION AREA and TREES SUBJECT OF AN ORDER (TPO)

- T3-T5 Pedunculate oak. These three trees are dominant along the rear of properties and are important constituents of a linear high canopy grouping that make a significant contribution to the character of the area and have amenity value.
- These oak have been the subject of past crown modification but fortunately have 'grown on' well and present an attractive crown profile.
- Outwardly and from a distance they appear to be in a fine physiological state. Despite growing at the rear of properties they can be seen from neighbouring dwellings and by virtue of their size can be seen from publicly accessible land.

Conclusions:

CONSERVATION AREA TREES

- T1 needs to be correctly identified and the work proposal specified in metres.
- In respect of T2 the proposal to reduce selected branches on a specific aspect to maintain reasonable use of garden space is justified.
- While the type of trees sought for inclusion are not wholly determined and there is some discrepancy within the work proposals - the 'nature' and general extent of work proposed is acceptable and unlikely to detract from the overall character of the area.

CONSERVATION AREA and TREES SUBJECT OF AN ORDER (TPO)

- T3-T5 are long-established trees given adequate room during past development to have been able to grow in harmony with their surroundings.
- They are significant features in the local landscape and appear from a distance to be in adequately sound and healthy condition. The tree surgery proposed in the application would result in a reduction of the tree's landscape impact and undue detriment to the visual amenities of the locality.
- I am unable to concur with the reasons stated as being sufficient to justify the work now proposed.

Recommendations:

- **T1 and T2** - I am satisfied that the works proposed will not result in character of the surrounding area being diminished. I raise **No Objection** to the works that have been applied for and see no reason to make a Tree Preservation Order in this instance.
- **T3, T4 and T5** - I recommend **REFUSAL** for these elements of the application.

Mark Warwick

Tree Officer / Parks and Greenspace Team