

Planning Officer: Mr F Gardner

Planning Application Ref: **AW/302/19/T**

Location: **217 Manor Way, Aldwick, Bognor Regis, PO21 4HS**

Description of works: **Height reduction by 2m, reduce lateral spread to east by 2.5m, reduce north side by approx. 1.5m, and lift lower crown to 1.5m 1no. evergreen *Magnolia* tree**

Reasons given: To reduce imbalance and improve appearance

Comments on Application:

Evergreen magnolia / *Magnolia grandiflora* Approx. height: 10m Average spread: 4m Age class: Early mature

- This tree appears to be outwardly healthy and stable with a relatively unmodified and attractive crown profile, despite the coastal influence and associated slight asymmetry.
- It is growing in the front garden of the property, relatively close to the built structure. It has significant ornamental value by virtue of its size, evergreen foliage and flowering potential. It is visible from neighbouring properties and to traffic on the main estate access (footway and carriageway). As such, it has public amenity value.
- The applicant proposes a variable crown reduction which both reflects the slight asymmetry and seeks to retain the tree in harmony with its surroundings, without excessive loss of foliar mass.

Conclusions:

- The work proposed is justified on arboricultural grounds as it seeks to strike a balance between the tree's influence and potential impact on surrounding residential property and the need to retain trees with dignity by having respect for natural tree form.
- If the work is undertaken to a good standard and at the right time; then it is unlikely to have an adverse effect on the tree's long-term vitality and visual amenity.

Recommendations:

- I recommend **CONSENT** for this application, subject to the following conditions being applied:

Conditions to Be Applied to Approved Work: -

- Where whole branches are to be removed and final cuts made close to the trunk or branch union they are to be made as shown in Figure 2 of BS3998:2010
- Where branches are to be shortened back the final cuts are to be made at the correct angle shown in BS3998:2010 and adjacent to a live bud or lateral.

Reasons: In the interests of the trees continued health and vitality and to accord with current industry guidelines and sound arboricultural practice.

- See also the standard pruning guidance notes issued with the consent letter

Mark Warwick
Tree Officer / Parks and Greenspace Team

Figure 2 Positions of final cuts

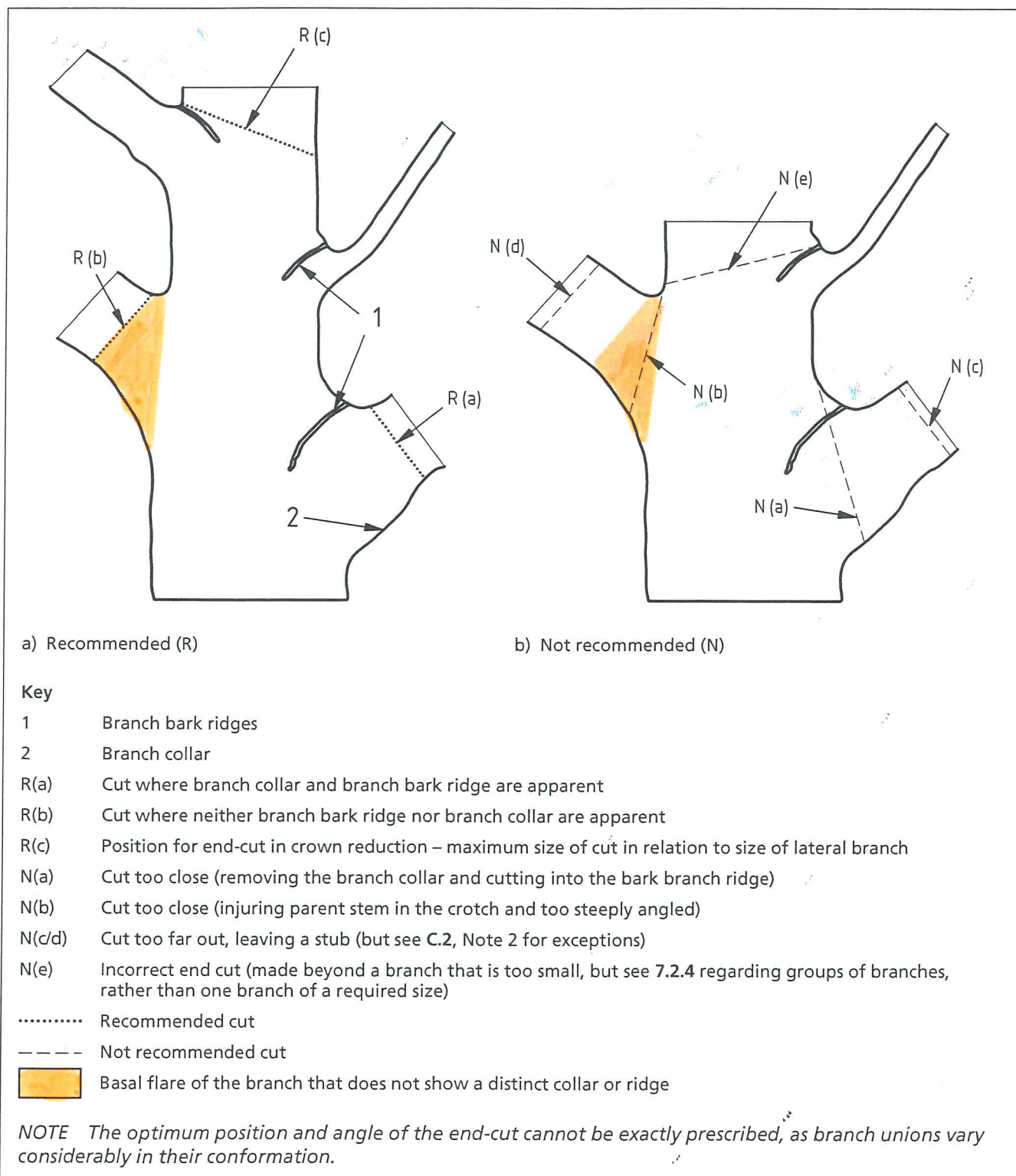


Figure 3 Crown lifting

