

Planning Officer: Simon Davis

Planning Application Ref: BE/180/16/PL (4)

Location: Land adj. to 2 North Bersted Street, Bognor Regis

Description of works: Construction of 1 No two storey dwelling on a narrow storage yard

Comments On Appeal Statement:

- ‘...pressure to heavily prune or indeed fell the existing trees would have no effect as the trees are not within the control of the applicants or future occupants.’ And this is my point – they can and indeed have cut back to the boundary line all current branch overhang from these trees BUT they are only young trees and have considerable growth potential and could be 20m high trees at maturity with 8m to 10 radial spread closing off the existing gap along the boundary between trees at the present time. Whilst the new resident can continue to cut back to the boundary line to keep this growth off the property they can do nothing more as they do not own or control the trees – thus they will want more light as the trees are due south of the proposed development = pressure will be applied to the trees owners to have them heavily lopped and topped or removed!
- ‘This completed work results in the removal as far as possible of the future irritant of leaf dropping, sticky sap and seeds falling into the proposed garden space..’ Yes they can cut back the current growth but as they state ‘as far as possible’ thus it does not completely remove the problems - it just seeks to reduce their impact.
- ‘1) There is a significant gap in the run of trees at the southern corner of the site allowing sunshine into the garden in the middle of the day.’ They are only young trees and have considerable growth potential and could be 20m high trees at maturity with 8m to 10 radial spread closing off the existing gap along the boundary between trees at the present time and there is nothing the resident will be able to do about this other than apply ‘pressure to prune or fell’ on the trees owners.

Recommendations:

- As things stand I would have to sustain an **OBJECTION** to this scheme as I feel that the relationship of trees to dwelling would inevitably lead to conflict and ‘pressure to prune or fell’ these trees.
- In essence it boils down to the fact that in my opinion trees and dwelling cannot exist in harmony here so you either have one or the other but not both.

Bernie Harverson

Consultant Arboriculturist