

Planning Officer: Mr F Gardner
Planning Application Ref: BR/149/19/T
Location: 38 Highland Avenue, Bognor Regis, PO21 4BJ
Description of works: Crown reduction by 2m to 1no. sycamore tree
Reasons Given: Proximity to outbuildings, excessive shading of garden

Comments on Application:

Sycamore / *Acer pseudoplatanus* Approx. height: 18m Average spread: 7m Age class: Early mature

- This tree appears to be outwardly healthy and stable with a relatively unmodified and attractive crown profile.
- It grows on the north aspect of a mixed group of deciduous/evergreen trees. It is clearly the specimen of outstanding value and is visible from adjacent properties.
- A fine example of its type with growth potential and adequate room for it to thrive. It has done so, despite the partial raising of soil level around its base.
- It grows at sufficient distance from dwellings and other built structures so as not to present unreasonable or intolerable level of seasonal influence (shading, leaf/seed dispersal, honeydew deposit) or risk of structural damage.

Conclusions:

- I am unable to concur with the reasons stated as being sufficient to justify the work now proposed.
- This tree has moderate-high growth potential but is ideally located - occupying a position on the periphery of deep gardens and at a distance from residential dwellings that is likely to be harmonious and complimentary throughout its anticipated lifespan.
- There is limited public view of this tree at present, but this will increase if the tree is left to develop naturally and especially so if adjacent trees with less potential are removed - providing a significant long-term amenity. It is unusual for such a tree to enjoy the room to develop in a residential setting with no foreseeable threat of above/below-ground interference and is an ideal candidate to become a future landmark tree of considerable age and stature.

Recommendations:

- I recommend **REFUSAL** for this application.

Mark Warwick
Tree Officer / Parks and Greenspace Team