

Planning Officer: Richard Temple

Planning Application Ref: BR/324/17/PL

Location : Land rear of 283 to 285a Chichester Road, Bognor Regis

Description of works: Restoration of 2 houses and annex to a pair of semi-detached house; replace bungalow with a pair of semi-detached house and construct an 8 flat unit to the rear.

Comments On Application:

- Reviewing the information lodged on the website I note that the Application Form contains an error in that it is stated that there are no trees either on or off the site – when in fact there are both.
- There is a mature Sycamore tree towards the rear of the site that has been very heavily mutilated by indiscriminate lopping leaving a deformed tree full of stubs.
- Off site and alongside the western boundary line there is a linear belt of good quality Hawthorns which contribute to the screening and separation of the site from the adjacent public footpath.

Conclusions:

- The Sycamore in the rear of the Plot should be shown for removal and new tree planting shown as part of Landscape proposals for this scheme (defer to Sue Howell on this matter). **The Sycamore tree has still not been plotted but at least we have a landscape scheme showing good levels of replacement tree planting.**
- As regards the off-site line of Hawthorn trees – I would wish to see a 2m buffer strip allowed alongside this western boundary to protect these tree and protective fencing shown erected to facilitate same. **They have shown a 2m protective fenced buffer – BUT they have not provided a specification for same – they could just put tape and road pins up which would clearly not be acceptable so I do need to see a specification for the type of fencing and form of support that is to be used here?**

Recommendation:

- In its present form I would have to register an **OBJECTION** to this scheme as it places unnecessary pressure on some good off-site trees which although not of TPO quality do make a significant contribution in the landscape and provision should be made to protect them.
- I advise that the applicant is asked to re-submit a layout that shows a 2m buffer strip along the western boundary and also submit a Tree Protection Plan in support of the new layout specifying the type and quality of such fencing in accordance with BS5837 recommendations for same. **My Objection will be withdrawn when they provide a Tree Protection Plan showing the full specification for the protective fencing (currently we only have a landscape plan). I can then apply a Condition tying them in to the TPPlan.**
- On the matter of landscaping I would like to see some new tree planting in the bottom of the Plot – Sue Howell to comment on any submitted Landscape scheme.

Bernie Harverson

Consultant Arboriculturist