

Planning Officer: Amber Willard

Planning Application Ref: BR/44/18/T

Location: Pagham Court, 262 Hawthorn Road, Bognor Regis

Description of works: Reduce crowns of 1 No. Holm Oak by 2.5m, 1 No. Red Oak by 4m & 1 No. English Oak by 4m

Reasons Given: Excessive shade to adjacent properties

Comments on Application:

TA (TPO G1) Holm oak	<i>Quercus ilex</i>	Height: Approx. 12m	Average spread: 6m	Age: Early mature
TB (TPO G2) Red oak	<i>Quercus rubra</i>	Height: Approx. 15m	Average spread: 6m	Age: Early mature
TC (TPO G2) Pedunculate oak	<i>Quercus robur</i>	Height: Approx. 14m	Average spread: 8m	Age: Early mature

- All trees are positioned to the front of the property and are visible to public highway users. The two deciduous oak (TB and TC) are especially prominent and share a crown profile that makes a fine contribution to the streetscape.
- All have unmodified crowns and display good form and apparent good health. TA was observed at close quarters on all aspects and appears to be in adequately sound and healthy condition. TB and TC were observed from nearby, looking across the private communal garden area and from roadside of the boundary fenceline and appear to be in adequately sound and healthy condition.
- These trees provide valuable and established screening of a large residential complex at a busy confluence of arterial routes and in an area noted for its high tree cover.
- TA is the only tree included that can be reasonably considered as casting excessive shade onto adjacent residential dwellings - an inevitable consequence of the permitted development.

Conclusions:

- TA has a squat compact form with strongly vertical growth in the upper half of its crown. This does not lend itself to satisfactory reduction as it would result in a dramatic loss of aesthetic value.
- TB and TC are significant features in the local landscape. The tree surgery proposed in the application is not justified on arboricultural grounds.
- If permitted, the above work would result in unnecessary reduction of their landscape impact and undue detriment to the visual amenities of the locality.
- There is a valid reason for pruning back some of the branches on the NW aspect of TA to achieve satisfactory building clearance and meet a reasonable expectation of ambient natural light level into residential dwellings.

Recommendations:

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

Advisory:

- I suggest the applicant re-submits with the following work specification:

TA (TPO G1) Holm oak

- Reduce back branches on NW aspect only, to achieve maximum 2metre clearance of building
- Crown lift to 2.5m on all aspects

TB (TPO G2) Red oak

- Reduce back branches on N aspect only, to achieve maximum 2metre clearance of building

Mark Warwick

Tree Officer / Parks and Greenspace Team