

Planning Officer: Ms Myer

Planning Application Ref: BR/93/20/PL

Location: Mordington Cottage, 6 Mead Lane, Bognor Regis, PO21 1HR

Description of works: Change of Use from office (B1(a)) to 1No. dwelling & the provision of new garden boundary wall to the South of property. This application affects the setting of a Listed Building & affects the character & appearance of the Upper Bognor road & Mead Lane Conservation Area

Comments on Application:

- I have considered this application by means of a desktop review, using the information and plans submitted as well as online resources.
- There appear to be established off-site trees, which by virtue of their size enjoy statutory protection from their position in Conservation Area. It is not clear if they would be adversely affected by this proposal. There is no supporting arboricultural information submitted with the application - a requirement of BS5837:2012.
- There appears to be one tree that is likely to be affected by this proposal; a small but established tree on the edge of grass/shrub border (see p4) which may need to be removed or at least endure root severance to facilitate construction of the wall extension. Although protected within the Conservation Area, its loss would not have a significant detrimental effect on the character of the area. That said, we cannot endorse its removal if it grows from beyond the site perimeter. I assume the applicant will be aware of which person/organisation owns said tree and will seek their approval before undertaking any necessary pruning work/removal.

Conclusion:

- The principle of development as described carries a high probability of being achieved without undue detriment to significant off-site trees. As such, I do not see a requirement for the applicant to appoint an Arboricultural Consultant for this project.

Recommendation:

- As it stands, I see no reason to object to this proposal on arboricultural grounds.

Mark Warwick
Tree Officer / Parks and Greenspace Team