

Planning Officer: Amber Willard

Planning Application Ref: EG/18/18/T

Location: 12 Holmdale, Eastergate

Description of works: Oak (T1) - Reduce by 1.5 metres and remove the lowest limb facing towards the house

Reasons Given: To reduce windthrow & allow more sunlight into the garden.

Comments on Application:

Pedunculate oak *Quercus robur* Approx. height: 10m Ave.Spread: 5m Age class: Early-mature

- Close inspection of this tree was not achieved due to the presence of dense undergrowth and a high boundary fenceline. Outwardly appears to be in a fine physiological state and with moderate but attractive form. It's character defined by the lack of discernible terminal leader and heavy low limbs supporting a broad flat-topped branch framework. I was able to view it adequately from the public highway (Wandleys Lane) and across the rear garden of number 11 for the purpose of considering this tree work proposal.
- The map included with the application is misleading as it shows an elder circled to the rear of 14, not the oak at rear of 12 which is clearly the intended tree of interest.
- T1 is an important constituent of mature roadside groups of pedunculate oak, both highly visible to the public and which help define the character of this semi-rural lane.
- The word 'reduce' in this context is assumed to mean an overall reduction in tree dimensions (height and spread) as defined by BS3998:2010 Tree work – Recommendations.
- Boundary overhang is notable and the tree has a dominant presence at the rear of the garden, although not excessive when considering its age, size and proximity to nearby houses.

Conclusions:

- An overall reduction of the tree's height and spread is not justified and will reduce its aesthetic value.
- The risk of 'windthrow' has not been evidenced nor is there obvious reason to believe it is especially vulnerable to such an event.
- There is no obvious limb growing out towards the house that extends far beyond the crown periphery and which requires special attention.
- The tree is a significant feature in the local landscape and appears to be in adequately sound and healthy condition. The tree surgery proposed in the application would result in reduction of the tree's landscape impact and undue detriment to the visual amenities of the locality, in conflict with policy GEN7 of the Arun District Local Plan.

Recommendations:

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

Mark Warwick

Tree Officer / Parks and Greenspace Team