

Planning Officer: Anita Gardner

Planning Application Ref: FG/162/17/PL

Location : 1 Upper West Drive, Ferring

Description of works: Demolition of existing detached garage & erection of 1 No dwelling

Comments On Application:

- There is a very fine specimen of a mature Sycamore in the verge outside which is the subject of a TPO.
- Some details have been provided but by an Architect and not an Arboricultural Expert hence there is no AMS & Tree Protection Plan nor a Method Statement & Tree Protection Plan submitted in support of this application.
- The footprint of the new building will be well within the Root Protection Area of this tree and will therefore require to be justified and the impacts of any root damage mitigated.

Conclusions:

- The applicants Architects report has acknowledged that the RPA overlaps the footprint of the new build but has simply said that a 'suitable foundation system will minimise the damage to the existing root system'.
- However, one key element is missing in that the protective fencing is shown to be hard up against the new building and in this position it would hinder the construction process.

Recommendations:

- This is a very tight site indeed to work on and squeeze what is proposed in very close to this fine tree.
- No mention has been made of levels differences across the site.
- There is also the issue of having a new building within close proximity to the crown of a large mature tree where light restriction to habitable rooms is bound to be a factor. It is highly likely that there would be 'pressure to prune or fell' if this layout were approved.
- In the absence of any supporting arboricultural information I have no confidence that this can be built without causing significant damage to the root system and crown of the Sycamore -which would undermine the TPO'd trees health and visual amenity value.
- I therefore recommend a **REFUSAL** for this application.

Bernie Harverson

Consultant Arboriculturist