

Planning Officer: Miss Z Toppin
Planning Application Ref: FP/140/20/T
Location: 12 Grafton Avenue, Bognor Regis, PO22 6AR
Description of works: Fell 2No. Taxus T1 and T2
Reason given: Structural damage (garden boundary wall)

Comments on application:

T1 & T2 Yew / *Taxus baccata* Height: 5-10m Spread: 0-5m Age class: Early mature

- I have considered this application by means of a desktop review, using the plan and photos submitted as well as online resources.
- The applicant currently has a valid Approval (subject to conditions) for specified reduction in height and crown spread of both trees, under planning reference FP/49/20/T.
- Outwardly and from a distance both trees appeared to be in a fine physiological state (insp. May 2020), albeit with a heavily modified crown – the upper part visible from the road and displaying a balanced, compact profile.
- Historic reduction pruning has diminished their landscape value, but they are long-established and remain visible from surrounding properties and in part to traffic accessing/exiting this part of the estate. As such, they have public amenity value.

Conclusion:

- Evidence must accompany an application where an allegation of damage to property is made. No evidence (such as a written technical report) has been provided in support of the stated reasons and despite the applicant stating to have done so.

Recommendation:

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

Mark Warwick
Tree Officer / Parks and Greenspace Team