

TREE WORKS CONSENT REPORT**REF NO:** FP/222/08/T**LOCATION:** Sunset Cottage
22 Roundle Avenue
Felpham**PROPOSAL:** 25% reduction to 1no. Copper Beech tree (Large) & Crown reshape to 1 no.
Copper Beech tree (Small)**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	25% reduction to 1 no. Copper Beech tree (large) and Crown reshape to 1 no. Copper Beech tree (small)
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	Two Beech trees sited on a grass verge adjacent to public pathway are the subject of this application. There are various trees within the vicinity.
BOUNDARY TREATMENT	To the front of the site there is a dwarf brick wall. A hedge approximately 2 metres in height runs along the side of the property.
SITE CHARACTERISTICS	Single storey bungalow with integral garage to front. Reddish-brown brick walls, white window frames and shutters. Brown tiled roof. The front garden is paved.
CHARACTER OF LOCALITY	Residential area with a mixture of bungalows and chalets of various styles.

RELEVANT SITE HISTORY

FP/15/87	Proposed bow windows to west elevation, utility window to north elevation to move 300mm closer to utility door	Approve Cond 16-02-1987
BR/301/83	Sun room extension	Approve Cond 04-05-1983
FP/213/86	Proposed bedroom extension and additional utility room and additional wall to south of building	Approve Cond 17-11-1986

REPRESENTATIONS**Representations received:**

Felpham Parish Council

None

Comments on Representations received:

None

CONSULTATIONS

Horticulturist - Mr Everson

Consultations responses received:

District Arboriculturist:

Comment: The suggested reduction of 25% to the largest of the trees is a bit drastic and a lesser amount should be agreed upon.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Within the built up area boundary

Tree Preservation Order

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	DEV1	High Quality Development
Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	GEN28	Trees and Woodlands

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
	Circular 36/78
	DETR TPO's A guide to Law and Good Practice

POLICY COMMENTARY

The above policies are general and, other than Circular 36/78 and DETR TPOs, are not specific to trees.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 198 of the Town and Country Planning Act 1990 states:

"If it appears to a Local Planning authority that it is expedient in the interest of amenity to make provision for the preservation of trees.... they may for that purpose make an order"

The works to the trees are to be judged having regard to amenity.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

This application is for proposed surgery to two Copper Beech Trees in Roundle Avenue, Felpham. The two trees are located on a grass verge adjacent to the road and are a prominent feature in the street scene. As such they are deemed to be of significant amenity value.

The proposal seeks to reduce the height of the larger of the two trees by 25 percent. Upon visiting the site the District Arboriculturist advised that this degree of reduction is too drastic and that it would result in significant reduction of the tree's landscape impact and undue detriment to the visual amenities of the locality.

It is therefore recommended that the application be refused for the following reasons:

RECOMMENDATION

REFUSE

- 1 The larger Copper Beech 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 excessive reduction of the tree's landscape impact and undue detriment to the visual amenities of the locality, in conflict with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.