FP/223/07/T

TREE WORKS TO TPO TREES REPORT

DESCRIPTION/ ADDRESS	-	Prune back one evergreen oak tree to previous pollarding, to let light into the rest of the garden. 2A Blakes Road, Bognor Regis

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	N/A
TOPOGRAPHY	The garden of the property is raised approximately 60cm from the street level and slopes gently upwards towards the house.
TREES	None of note, other than the tree in the proposal.
BOUNDARY TREATMENT	Low flint and brick wall approximately 60cm in height. Garden and house raised above its level.
SITE CHARACTERISTICS	Detached 2 storey building with red brick lower elevations with flint detail and smooth rendered upper elevations with timber framing and tiled, hipped roof with bonnet tiles. Porch and bay window at front. Paved driveway leading to double garage with hipped roof. The evergreen Oak which is subject to this proposal is front of the property towards the Southern corner.
CHARACTER OF LOCALITY	A residential area on a suburban road with housing of various size, design and age. Mainly detached 2 storey properties with some having thatched roofing and/or timber framing. A larger evergreen Oak, located at the rear of No. 3 Blakes Road is visible from the street.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
BR/557/78/T	Lopping of 2 evergreen Oaks	Approved Cond. 23-08-1978
FP/185/88/T	Fell one evergreen Oak	Refused 08-08-1988
FP/46/98/T	Prune 1 evergreen Oak tree	Approved Cond. 01-06-1998
FP/85/01/T	The crown be reduced by 30% with a 10% reduction of the remainder of growth	Approved Cond. 28-06-2001
FP/9/05/T	Pollarding of 1 No. Evergreen Oak tree	Approved Cond. 25-02-2005

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Felpham Parish Council	Awaited.
Local Groups	None
Other	None

CONSULTATION RESPONSES

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CONSULTEE	SUMMARY OF RESPONSE
Council's Arboculturalist	I had a look at the tree which I believe was only worked upon some two to three years ago and do not see the necessity for carrying out this drastic action in such a short space of time and would recommend that it be held over for at least two years.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built Up Area Tree Preservation Order: TPO BR/5/63 – G.31

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC1, DEV1
Arun District Local Plan: GEN2, GEN7 (ii) (iv), GEN28

PLANNING POLICY GUIDANCE

PPS1 Delivering Sustainable Development.
DETR TPO's: A Guide to the Law and Good Practice

POLICY COMMENTARY

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

COMMENT ON CONSULTATION RESPONSES

Noted.

COMMENT ON REPRESENTATIONS RECEIVED

None.

ASSESSMENT OF PROPOSAL

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.

CONCLUSIONS

It is considered that the situation of the tree at the front of the property results in it contributing

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CONCLUSIONS

significantly to the street scene and the character of the surrounding area. The tree has been subject to reductions on a number of occasions within recent years and it is considered that in its current state that it forms an attractive visual amenity in conjunction with other nearby trees.

The Council's arboculturalist considers that the degree of work involved in the proposal is not necessary at this time as similar work has been performed fairly recently. The arboculturalist has recommended that it should be at least another two years before work of this nature should be undertaken on the tree.

It is therefore recommended that this application be refused for the following reason.

ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 TOWN AND COUNTRY PLANNING (TREE PRESERVATION ORDER) REGULATIONS 1999

Application Ref: FP/223/07/T

RECOMMENDATION

1 **To Addressee**

2 **Site Address**

2A Blakes Road
Bognor Regis

3 **Description of Development**

Prune back one Evergreen Oak tree.

4 In pursuance of their powers under this Act and these Regulations the Council REFUSE consent for the operations described in the application and plan for the reasons stated.

REASON 1 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 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.

Head of Planning Services
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Case Officer: Mr J Smith

4th October 2007

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT