

Planning Officer: Lynnyrd Wolfe

Planning Application Ref: R/88/20/T

Location: 4 Preston Avenue, Rustington, BN16 2DB

Description of works: Crown lift to 1no. Cedar Deodara (G7) to 2.5m above ground level. Crown reduction of 1no. Cedar Deodara (G7) to height 8m and spread 1m.

Reasons given: Excessive shading of garden and driveway encroachment

Comments on Application:

Himalayan cedar / *Cedrus deodara* Approx. height: 13m Average spread: 5m Age class: Early mature

- This tree appears to be outwardly healthy and stable with a relatively unmodified and attractive crown profile, with branches low to the ground on all aspects. It gives the impression of being slightly stunted in the upper crown, a probable consequence of it attaining height above the house and from exposure to prevailing coastal winds.
- It grows at the front of the property and dominates the garden. It has moderate-high growth potential and so could become oppressive for occupier(s) of the dwelling if crown spread is not carefully managed. It is visually impressive from outward facing aspects and seen from numerous surrounding properties and to traffic accessing/exiting this part of the estate. As such, it has high amenity value.
- Building and carriageway clearance appear adequate although future encroachment of the same is foreseeable. Driveway encroachment is becoming problematic and could be addressed for the long-term with selective pruning of a few branches. Low branches restrict reasonable enjoyment of the garden and could be removed to provide
- It is entirely reasonable and understood that this tree needs to be managed for it to exist in harmony with built form. Pruning work needs to be justified and limited if the tree is to remain a local feature of visual interest. A finished height of 8metres would require much more than a 1m reduction and would exceed the requirements of British Standard 3998:2010 Tree Work-Recommendations. In any event, I do not feel height reduction is justified and would irrevocably spoil its natural form. Similarly, a 1m reduction of spread on all aspects would remove the pendulous branch tips that are both visually interesting and characteristic of this species.

Conclusions:

- While it is acknowledged that it may not be reasonable to allow this tree to achieve full growth potential and a degree of 'containment pruning' is therefore appropriate; it is a tree of public amenity value that can be satisfactorily managed without recourse to such extensive crown reduction work at this time.
- 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.

Recommendation:

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

Advisory:

- I would like to see the applicant submit a revised work specification such as detailed below, which would seem to address their concerns whilst preventing a diminution of the tree's landscape and public amenity value:
 - Reduce length of branches as necessary to achieve long-term clearance of building, but not exceeding 2metres.

- Reduce crown spread (currently 6.2m) on East aspect (across driveway) to a minimum of 5m when measured from centre of main stem.
 - Crown lift (removal/reduction of low branches) to achieve a maximum of 2.5m overhead clearance on all aspects.
 - Crown lift (removal/reduction of low branches) to achieve a maximum of 3.0m overhead clearance directly above driveway.
-

- If the applicant is prepared to re-submit in line with this advice, then I would be able to recommend APPROVAL subject to the following conditions:

Condition to Be Applied to Approved Work: -

- Part a) Where whole branches are to be removed and final cuts made close to the trunk or branch union they are to be made as shown in Figure 2 of BS3998:2010
- Part b) Where branches are to be shortened back the final cuts are to be made at the correct angle shown in BS3998:2010 and adjacent to a live bud or lateral.

Reasons: In the interests of the trees continued health and vitality and to accord with current industry guidelines and sound arboricultural practice.

- See also the standard pruning guidance notes issued with the consent letter

Mark Warwick
Tree Officer / Parks and Greenspace Team