DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO: **DC/24/0131: 55 Wallis Way, Horsham.**

REPRESENTATION AND CONSULTATION RESPONSES:
North Horsham Parish Council has stated no objection to this proposal, subject to the considerations of the HDC Arboricultural Officer, although they have stated that should permission be given to remove the Two Oak indicated for removed that would like to see them replaced with two more oaks .
No additional representations have been received in respect of this application.

ASSESSMENT:
1. The trees the subject of this application are a group of 8 oaks that form part of a line of old field boundary trees that following the development of the area for resident use, now find themselves within the modest-sized rear and side gardens of the applicants' property; which is located in a built-up residential area.

2. Due east of the applicants' property is a well-trodden pedestrian footway from which the trees are readily visible. In addition, due to their size and form, they are also readily visible from several additional public viewpoints in the area. As such, collectively, as a group, the trees are considered to have a good level of amenity worth when viewed within the local landscape context.

3. The constraint is TPO/0496, served on 13-03-87. The trees in question are located within the area listed as G1 of the order.

3. For the most part, the trees at the property appear to be in a fair condition. The proposed surgery works to trees T1, T2, T5, T6, T7 and T8 appear reasonable and justified given the proximity to the trees to the applicants', and the additional properties in the area. If undertaken with care and by following industry best practices, the works should not result in any significant harm to the character and amenities of the locality.

4. Two of the trees that form part of this application are indicated for removal; these being T3 and T4, both of which are located on the southwest boundary of 55 Wallis Way. According to Council records consent was given for the removal of T4 in 2010, under a historical application ref DC/10/1259; however, this consent was never implemented. T3 is partly enclosed by the carport at the property, and T4 is located 1m due east of the carport. The carport was initially erected without planning permission by the previous property owner and later formalised under a retrospective application DC/14/1973.

5. Upon inspection it was evident that the action of building the carport in such a proximity to T3 and T4 has had a detrimental impact on the philological condition of the trees; with both trees showing clear symptoms consistent with root damage, such as reduced vitality and dieback in the upper crowns; which in my opinion they are unlikely to mount a recovery from. Due to the high target nature of the tree's location, and the safety concerns with the tree's structural condition as they continue to deteriorate it is accepted that it would be prudent to know fell both trees. In addition, given the location of T3 partly enclosed within the carport, it is clear that the long-term retention of this tree is unrealistic, and possibly unreasonable.

6. Due to the high number of better-quality protected specimens at the property and the limited space for replacement planting, in this instance, a condition requiring that a replacement tree is planted for each of the tree that has been removed is not considered to be necessary or appropriate.

RECOMMENDATION:
Grant consent subject to the conditions below.

CONDITIONS TO BE APPLIED:
1. TR2 *Time limit, 2 years*
2. TR3 *Treeworks limit (standard)*
3. TR4 *Surgery standards*
TINF1 *Note to applicant.*
TINF2 *Wildlife protection.*

DELEGATED

Authorising Officer sign……ANBU……***Arboricultural Officer (Strategic Planning).***

Date……22 Mar 24…