DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO: **DC/24/0588: 2 The Limes , North Parade, Horsham.**

REPRESENTATION AND CONSULTATION RESPONSES:
Trafalgar Neighbourhood Council has stated no objection to this proposal.
No additional representations have been received in respect of this application.

ASSESSMENT:
1. The tree the subject of this application is a mature Sycamore listed as T12 of TPO/0417, the order was served on 17-09-1382; It is in the rear garden of 2 The Limes. The property is located in a small gated residential development, located in what would have historically been the garden area of a larger residence (West Lodge North Parade); the site is accessed from the north, on North Parade.

2. Over the years since the initial serving of the order, several trees at the site have been lost, and the tree in question one of the last remaining protected trees in this part of the site, following the most recent removal of T14 Oak under application DC/21/1549.

3. The applicant seeks consent to fell and replace the tree with an ornamental species of tree on the grounds that they consider that the tree is of low amenity value.

4. The tree currently appears of fair health and form for the species. It has been managed for size and form due to its residential setting, by way of previous surgery works; it has recovered well from these works and is displaying good leaf density and vigour. It has a dense and compact form following the surgery, and it has a very reasonable relationship with the built environment around it, whereby no part of the tree is encroaching on or interfering with the dwelling 2 the Limes, or any other nearby buildings. At the time of inspection, there were no obvious signs of any significant dieback or deadwood in the tree's crown, nor were there any signs of fungal colonisation which would suggest that the tree may be structurally compromised or in a declining physiological condition.

5. Following the works completed under DC/21/1549, it is accepted that views of the tree from the north-on-North Parade are limited; only the top 1m to 2m of the tree is visible over the roof of 2 The Limes when viewed for this aspect. However, when viewed from the main parking areas for 1 and 2 the limes due to the absence of any other mature trees in the imitate area, the tree is highly noticeable and stands out as the principal mature arboreal feature in the area. In addition, when the adjacent residential development south of T2 the Limes is completed, the tree will become visible from the parking area at the front of the new property, thus increasing its visibility, landscape and amenity value when viewed from the south.

6. The tree has a good level of localised landscape and amenity value when viewed from within the site, but it is acknowledged from further afield on North Parade, views of the tree are restricted due to the built-up residential nature of the area. Presently the reasons provided to justify the loss of this protected tree do not appear to carry any significant weight, due to its good health, and fair relationship with its surroundings. Also, any replacement tree even of heavy nursery stock would take many years to reach a size and form equivalent to that of the Sycamore tree, and thus reinstate the level of amenity that the tree currently provides to the area. Therefore, in this instance, It is considered that the action of felling the tree would result in landscape harm and a loss of visual amenity value to the locality, an action which is unjustified for the reasons provided.

RECOMMENDATION:
Refuse for the following reason - It is considered that the removal of the tree the subject of this apclation would cause harm to the character and amenities of the locality, an action which is unjustified for the reasons provided.

DELEGATED

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

Date……15 Jul 24…