# DELEGATED APPLICATIONS

## ASSESSMENT SHEET

APPLICATION NO: **DC/25/1169: 4A Eady Close Horsham.**

REPRESENTATION AND CONSULTATION RESPONSES:
Steyning Parish Council has stated no objection to this proposal, wishing to defer to the considerations of the HDC Arboricultural Officer.
No representations have been received in respect of this application.

ASSESSMENT:
1. The trees the subject of this application are three mature Western Red Cedars trees protected under Tree Preservation Order ref 0072/A2/61. The trees are located along the western boundary of the site, in close proximity to an adjacent block of flats, known as **4, Eady Close.**

2. Based on their form, alignment, evident previous surgery works and location, it is considered likely that the trees were historically planted as part of a managed hedge intended to provide screening between land uses. However, due to an apparent lapse in hedge management, the planting has developed into a linear group of individual trees rather than being retained at hedge height.

3. The trees are visible within the local landscape and provide a degree of public amenity value. Their evergreen nature affords year-round screening, particularly in relation to the adjacent apartment block, and this contributes to their collective visual and functional value.

4. Whilst the trees are of limited individual arboricultural merit, their screening function does provide a level of landscape value, particularly in mitigating visual impacts between neighbouring land uses.

5. The trees are in places located approximately 2.5 metres from the base of the stems to the western flank wall of the adjacent block of flats. Due to their height, density, and evergreen characteristics, the trees significantly restrict light and airflow to the affected elevation. On site observations made by the council officers, suggests that the close proximity of the trees is contributing to persistent damp conditions affecting the internal fabric of the building. This issue is having a detrimental impact on the living conditions and health of residents within the apartment block.

6. It is acknowledged that, in general terms, issues such as shading, damp, or perceived nuisance would not ordinarily be considered sufficient justification for the removal of trees protected by a TPO. In most circumstances, tree retention and management would be preferred, and consent for felling would not normally be supported on such grounds alone.

7. However, in this instance, it is considered that future pruning or ongoing arboricultural management would not reasonably abate the identified issues. Given the very limited separation distance between the trees and the building, any meaningful reduction in height or spread would likely be unsustainable, harmful to the trees' long-term health, and would not sufficiently resolve the impacts on the adjacent residences. As such, in this instance the proximity of the trees to the structure, combined with their evergreen nature and the severity of the resulting impacts, is considered to be a material consideration in this case.

8. The removal of the trees would result in the loss of some screening value. However, this harm can be adequately mitigated through appropriate replacement planting in a more suitable location and/or with species better suited to long-term management. Subject to a condition requiring replacement planting of appropriate species, size, and location, the proposed felling is considered to be justifiable and acceptable in arboricultural and amenity terms.

9. Whilst the trees do contribute to local amenity through their screening function, it is concluded that their close proximity to the adjacent block of flats is causing demonstrable and ongoing harm to the fabric of the building and the health and wellbeing of its occupants. Given that alternative management options would not adequately address these impacts, and subject to suitable replacement planting, the loss of the trees is considered acceptable in this instance.

RECOMMENDATION:
**Grant consent** subject to the conditions below.

CONDITIONS TO BE APPLIED:
1. TR2 *Time limit, 2 years*
2. TR8 *Replacement tree (More than one tree)*
TINF1 *Note to applicant.*

TINF2 *Wildlife protection.*

**DELEGATED**

Authorising Officer sign……ANBU……***Arboricultural Officer (Development).***

Date……02 Jan 26…