Development Management – Delegated Officer Report **Date; 07/12/18**

Application Number	**AWDM/1472/18**
Address	**St Marys Cottage St Marys Road Shoreham-By-Sea West Sussex BN43 5ZA**
Proposal	**Application under Shoreham Tree Preservation Order No 162/1/80 SU to prune back to previous pruning points 1-2m on two lowest limbs southwest and northwest side; prune back branches from neighbouring property to allow 2m clearance of Copper Beech in rear garden T1.**

Date of site visit: 22/10/18

Neighbours checked: Y
Additional neighbour notifications: N
Site notice: (wider publicity / conservation area): N

Proposal, Site and Surroundings

The application refers to a large mature Beech tree in the rear garden of the listed building of St Mary's Cottage, St Mary's Road Shoreham-by-Sea.

The tree is one of a number of established mature trees, which are prominent in the street scene and make a significant contribution to the character and visual amenities of the Shoreham Conservation Area.

Consent is sought to reduce two large low lateral limbs, and to reduce to clear the neighbouring buildings.

The reasons for the works are primarily in the interests of abating nuisance, and amenity value.

Consultations: None.

Representations: None received.

Relevant Planning History

1971: The Shoreham-by-Sea Conservation Area was originally designated in May 1971 covering an area encompassing the shopping areas of High Street, East Street and Brunswick Road; the areas surrounding St Mary's Church; and the adjoining residential areas.

1980: Adur Tree Preservation Order No.162/1/80(SU) of 1980 confirmed on 27/10/80.

2008: Crown-lifting and back growth reduction of copper beech tree (TPO 162/1/80/SU).

2015: Application for consent under Adur Tree Preservation Order No.162/1/80(SU) of 1980 to reduce large lateral stem on southwest side by up to 3-4 metres, reduce large lateral stem on Northwest by up to 3 to 4 metres and prune to clear properties by up to 2-3 metres one Beech tree T1.

Planning Assessment

The tree is a large mature growing in the rear garden to the of adjacent to the west side of St Mary's House and overhanging the garage compound of St Mary's Close to the north and northeast. The tree has a large diameter single main trunk which divides into 4-5 large stems at 4 metres. The two largest stems remain upright, whilst the slightly smaller stems arch over toward the western side of the crown. The main crown is dense with foliage deep into the crown. The east side of the tree has previously been reduced where it is close to the neighbouring building.

The proposed works are to prune back to previous pruning points 1-2 metres on two lowest limbs southwest and northwest side and to prune back branches from neighbouring property to allow a clearance of up to 2 metres to the building of St Mary's House. This work is to contain the size and spread of the tree, and abate possible future nuisance.

These works in my opinion would be relatively minor in relation to the overall size, spread and crown form of the tree and would not significantly or adversely affect its appearance, amenity value, or its contribution to the character of the Shoreham Conservation Area.

Recommendation

Grant Consent, subject to the following Conditions:

1. Proposed works, hereby permitted, shall be restricted to those specified in the application, only, unless otherwise agreed in writing with the LPA, and carried out within two years from the date of consent, and in accordance with the British Standard BS 3998: 2010 Tree Work

   Reason: *in the interest of visual amenity*

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 07/12/2018

Authorised by: PB Date: 7/12/18