Development Management – Delegated Officer Report **Date; 18/12/20**

Application Number	**AWDM/1918/20**
Address	**83 Manor Road Lancing West Sussex BN15 0HG**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial spread by up to 1.5 to 2 metres, one Sycamore tree T1 in the North Lancing Conservation Area.**

Date of site visit: 11/12/20

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 Sycamore that straddles the boundary between 83 and the entrance driveway to 79 to 89 Manor Road Lancing. The tree is a prominent part of the street scene and makes a contribution to the character and visual amenities of the North Lancing Conservation Area.

Consent is sought to reduce radial spread.

The reasons for the works are primarily in the interests of safety, light issues and amenity value.

Consultations: Letter sent to Lancing Parish Council, who did not respond.

Representations: None received.

Relevant Planning History

1992: The property is within the North Lancing Conservation Area. This was confirmed by Adur District Council on 24/11/1992.

Planning Assessment

The Sycamore T1 is a large mature growing near the northeast corner of the front garden in a small border between two entrance drives. The tree is prominent to the area, and can be seen from many views.

The tree has a single stem to 1.5 metres, where it then divides into three large stems that each mostly persist to the top. The first significant laterals emerge from 6 metres and support some of the lower hanging branches. The main crown is dense and wide spread with some lower hanging slightly over extended laterals.

The proposed works are to reduce radial spread by up to 1.5 to 2 metres. The works are to contain the spread of the tree and allow more light and air to pass around the crown.

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 North Lancing Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 4 January 2021

Authorised by: PB Date: 4 January 2021