Development Management – Delegated Officer Report **Date; 01/10/2025**

Application Number	**AWDM/1068/25**
Address	**Walnut Cottage 106 Connaught Avenue Shoreham-by-Sea West Sussex BN43 5WP**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and radial spread by up to 2 metres one Walnut tree T1 in the Old Shoreham Conservation Area.**

Date of site visit: 30/09/25

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

Proposal, Site and Surroundings

The application refers to a small to medium sized early mature Walnut tree located near the northwest corner of the front garden. The tree is a prominent part of the street scene and makes a contribution to the character and visual amenities of the Old Shoreham Conservation Area.

Consent is sought to reduce crown height and radial spread Walnut tree T1.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1972: Grade II Listed Building registered 8th November 1972 - Walnut Cottage and Old Malt Cottage Connaught Avenue, Shoreham-BY-Sea, date of certification of list by or on behalf of the Minister 29th September 1972

1975: The Old Shoreham Conservation Area designated under section 277 of the Town and Country Planning Act 1971, as amended by the Town and Country Amenities Act 1974 by the Adur District Council on the 17th November 1975.

2017: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by up to 2 metres and reduce radial spread by up to 1 metre on two Beech trees T1 and T2, one Walnut tree T3 and one Hawthorn T4, in the Old Shoreham Conservation Area.

Planning Assessment

The tree is a medium sized Walnut tree growing in the front garden close to the pavement and the entrance to the driveway of 106a Connaught Avenue. 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 becomes twin, with one central stem and one stem angled out to the northwest. The central stem persists to 3.75 metres where it then divides into several smaller stems that combine with the lower limbs to form a wide array. The main crown is dense and wide spread.

The proposed works are to reduce crown height and radial spread to previous points (up to 2 metres). The works are to contain the size and spread of the tree and allow more light and air to pass 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 Old Shoreham Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 01/10/2025

Authorised by: PB Date: 1/10/25