Development Management – Delegated Officer Report **Date; 06/11/20**

Application Number	**AWDM/1569/20**
Address	**18 The Street, Lancing West Sussex BN15 0PN**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace 2 Conifer trees, within the North Lancing Conservation Area.**

Date of site visit: 05/11/20

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

Proposal, Site and Surroundings

The application refers to two small to early mature Leylandii bushes located on western boundary of the rear garden, close to the main building. The trees are not visible from the street and make only a limited contribution to the character and visual amenities of the North Lancing Conservation Area.

Consent is sought to fell both trees.

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

Consultations: Letters sent to CAAG Adur Conservation Area Advice Group, and Lancing Parish Council, who both have no objections.

Representations: None received.

Relevant Planning History

1975: The North Lancing 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 28th July 1975.

Planning Assessment

The trees are two small mature Leylandii topiaries growing in the sloped rear garden adjacent to the western boundary fence. The trees do not have public views and limited impact on neighbouring properties.

The trees are both single stemmed to 0.5 metres, with foliage from ground level. The trees have been repeatedly trimmed to form dense topiary spherical crowns that extend to around 4 metres in height.

The proposed works are to fell and replace the trees for aesthetics and as the northern of the two trees has some disfiguring dieback. As the trees have a low impact on the area and require high maintenance, to retain in their current form, consent is recommended.

These works in my opinion will be large in relation to the overall number of trees and an amount of change will take place. However the affect on the area will be compensated with the provision of a replacement tree.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 06/11/2020

Authorised by: PB Date: 6/11/20