Development Management – Delegated Officer Report **Date; 19/06/13**

Application Number **AWDM/0638/13**

Site Address; **32 Southdown Road Shoreham-by-Sea BN43 5AN**

Proposal **Section 211 Notice under the Town and Country Planning Act 1990 to fell one Eucalyptus tree in front garden of property.**

Date of site visit: 30/05/13

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

Proposal, Site and Surroundings

The application refers to a single Eucalyptus tree in the front garden of number 32 Southdown Road in the Shoreham Conservation area.

Consent is sought to fell the tree and replace with a Silver Birch.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1971: The Shoreham Conservation Area was designated in May 1971.

1993: The area was extended to include two streets north of the railway line – Queens Place and Southdown Road.

2010: ADC/0081/10 | Fell birch, laburnum and 8 no. leylandii; repollard eucalyptus; crown lift walnut and lop holly tree (6 weeks prior notification of works to trees in Conservation Area) Permitted.

Planning Assessment

The Eucalyptus tree the subject of the application is a medium sized tree standing at around 16-18 metres high. The tree is single stemmed to 2 meters and has 2 co-dominant stems at that point. Previous works to reduce the height of the tree have resulted in multiple stems emerging from a height of around 10 metres.

The tree is fully visible from the public high way, but does not have a significant impact on the conservation area, and would not be considered for a Tree Preservation Order, mostly due to the species.

It is recommended that the proposed works are permitted, as such there is no obligation on the tree owners to replace the tree (*DCLG Tree Preservation Orders: a Guide to the Law and good practice, Chapter 9 section 9.)* however the application has stated an intention to replace the Eucalyptus with a Silver Birch tree. Preference would be given for a standard Sliver Birch (Betula pendula).

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: 19/06/2013

Authorised by: PD Date: 19/6/2013