expires 19/5

Development Control – Delegated Officer Report

Application Number: ADC/0132/09 **Recommendation - Application Permitted**

Site: **The Toll House The Street Shoreham-by-Sea West Sussex**

Proposal: **Reduce and thin ornamental cherry at front and thin and re-shape 2 prunus and remove 6 cupressus at rear (6 weeks prior notice of works to trees in Conservation Area)**

The Application

A section 211 notification has been submitted, giving six weeks prior notice of the intention to reduce and thin by 10% an ornamental cherry in the front garden and to remove six cupressus and to thin by 10% and reshape two ornamaental prunus in the rear garden of Toll House, located within the Conservation Area of Shoreham.

Consultations and Representations

Consultations/Comments

Adur District Council: The Assistant Parks Manager recommends that the proposed works be permitted.

ADCAG: No objection

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AB23
Design Bulletin No.1 'Trees and Landscaping' (ADC 1996)
'Tree Preservation Orders: A Guide to the Law and Good Practice' (DETR 2000)

Planning Assessment

Policies

Local Plan policy AB23 states that Tree Preservation Orders will be made to safeguard existing trees in the District where their loss would have an adverse effect on the existing and future environment and its enjoyment by the public.

Trees

The Toll House is a detached house located on the west side of The Street, with a rear boundary to St Nicolas' Church. There are a number of large trees within the vicinity of the site, and there are currently three other outstanding applications for tree works on neighbouring properties under consideration.

The ornamental cherry tree is located in the front of the applicant's garden and is one of several trees within the garden which contribute to the overall 'green' appearance of the area. The works to reduce and thin the tree would not harm this character.

The trees in the rear garden have little amenity value and their felling and/or reduction will not adversely affect the character or appearance of the Conservation Area.

The Council's Assistant Parks Manager has viewed the trees and has no objection to the proposed works. The cupressus in particular are of no value to the Conservation Area.

Given the protection afforded by their Conservation Area status it is not considered expedient to serve a TPO in the case of the cherry and prunus trees.

Recommendation

Do not make a TPO.

Case Officer: [redacted]

Date: 7/5/09 [redacted]