expires 19/5

Development Control – Delegated Officer Report

Application Number: ADC/0135/09 **Recommendation - Application Permitted**

Site: **Copperfield St Nicolas Lane Shoreham-by-Sea West Sussex**

Proposal: **Remove cypress and thin/re-shape cherry in front garden and light prune birch 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 remove a large Cypress in the front garden, reduce and thin an ornamental cherry in the front garden and to reduce the height of the western boundary hedge. At the rear it is proposed to light prune by 10% and reduce a birch tree on the northern boundary. The property is within the Shoreham Conservation Area.

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

Copperfield is a detached house located on the north side of St Nicolas Lane. There are a number of large trees within the vicinity of the site and there are currently three other outstanding applications for tree work on neighbouring properties under consideration.

The Cypress is a mature tree located in the front garden adjacent to the footway. While tall and prominent in the Conservation Area, it has no amenity value and is not considered worthy of preserving. The proposal to fell it is therefore acceptable.

The cherry tree and birch are both in good health and the works to reduce and thin them will not harm the character of the area.

The Council's Assistant Parks Manager has viewed the proposals and has no objection to the proposed works.

Recommendation

Do not make a TPO.

Case Officer: [redacted]

Date: 7/5/09 [redacted]