expires 19/5

Development Control – Delegated Officer Report

Application Number: ADC/0134/09 **Recommendation - Application Permitted**

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

Proposal: **Reduce height of row of leylandii by 30% and light thin 2 laurels (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 by 30% the height of a line of eight conifers on the southern boundary of Old Shoreham Farmhouse, within the Shoreham Conservation Area. It is also proposed to thin by 15% a line of assorted trees and shrubs along the western boundary of the site.

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

Old Shoreham Farmhouse is a detached house located on the corner of The Street and 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 conifers are located on the southern boundary of the property, adjacent to St Nicolas Lane, and are tall, prominent features in the Conservation Area. However, they have no amenity value and are not considered worthy of preserving. The proposal to reduce their height by 30% is therefore acceptable.

The laurel hedge is made up of two modest-sized plants on the eastern boundary facing The Street which, together with other trees, help to form a 'green belt' around the boundary of the property. The works to thin these trees by 30% and re-shape them would 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. Consequently, and given the protection afforded by the Conservation Area status, it is not considered expedient to serve a TPO in this case.

Recommendation

Do not make a TPO.

Case Officer: [redacted]

Date: 7/5/09

[redacted]