Development Management – Delegated Officer Report **Date; 07/05/15**

Application Number	**AWDM/0521/15**
Address	**The Cottage Roman Crescent Southwick BN42 4TY**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by up to 3 metres, and crown thin up to 20% one Eucalyptus tree in the Southwick Conservation Area.**

Date of site visit: 22/04/15

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

Proposal, Site and Surroundings

The application refers to a single Eucalyptus tree in the garden of The Cottage Roman Crescent which is a one of several concealed dwellings behind properties in Southwick Street, The Green and Roman Crescent. The tree is not visible from the public road but is adjacent to the through driveway that serves the small cluster of properties between the three roads.

Consent is sought to reduce the crown height, and thin the crown by up to 20%, and reduce lateral branches by up to 2 metres.

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

Consultations: Consultation letters sent to the Adur Conservation Advisory Group, who unanimously approved the works.

Representations: None received.

Relevant Planning History

1976: The Southwick 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 21st June 1976 - Southwick (sections of the southern part of Southwick) (48c) extension to Southwick Conservation Area on the 19th November 1979 - (Southwick, area to the north of Southdown Road up to Roman Crescent)

2009: Reduce height and spread of eucalyptus tree in front garden (6 weeks prior notification of works to tree in Conservation Area)

2011: Reduction in height and perimeter of eucalyptus tree (6 weeks prior notification of works to tree in a Conservation Area)

2013: Section 211 Notice under the Town and Country Planning Act 1990 to prune by 30% one Eucalyptus tree

Planning Assessment

The Eucalyptus tree is not a significant feature of the Southwick Conservation Area. The tree is not readily visible from any public viewpoint except from the narrow access road that serves this property and several others off the south side of Roman Crescent.

The tree is a small sized early over matures growing adjacent to the eastern boundary of the garden.

The tree is single stemmed to 3 metres, where it then divides into several main stems. These stems have some distorted and right angled growth. The main crown is dense and wide, with a mass of re-growth from the previous works carried out in 2013.

These works in my opinion would be relatively minor in relation to the overall size, spread and crown form of the tree and would not significantly or adversely affect its appearance, amenity value, or its contribution to the character of the Southwick Conservation area

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: 07/05/2015

Authorised by: PD Date: 15.5.15