Development Management – Delegated Officer Report **Date; 13/09/22**

Application Number	**AWDM/1325/22**
Address	**46 Southdown Road Shoreham-by-Sea West Sussex BN43 5AN**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by up to 2 to 3 metres one Pittosporum tree in the Shoreham Conservation Area.**

Date of site visit: 01/09/22

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

Proposal, Site and Surroundings

The application refers to a large early mature Pittosporum located near the centre of the northern boundary wall of the rear garden. The tree is a prominent part of the street scene and makes a contribution to the character and visual amenities of the Shoreham Conservation Area.

Consent is sought to reduce crown height.

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

Consultations: Letter sent to ACAAG - Adur Conservation Area Advice Group, who did not respond.

Representations: None received.

Relevant Planning History

1971: Extension to Shoreham-by-Sea Conservation Area designated under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 by the Adur District Council on 23rd November 1993. ***this charge includes properties within the previously made Shoreham Conservation Area designated May 1971.

1985: Grade II Listed Buildings registered 14th June 1985 - No. 9A (Corner Cottage), Mill Lane (South Side), Shoreham & No. 44 (Crispins) No. 46 (Trinity College), Southdown Road, Old Shoreham (east side), SHOREHAM. date of certification of list by or on behalf of the Minister 6th August 1984.

2009: Removal of leylandii tree at rear (6 weeks prior notification of works to tree in Conservation Area)

Planning Assessment

The tree is a large (for its species) mature growing in the rear garden adjacent to the north boundary wall. The tree is prominent to the area, and can be seen from many views.

The Pittosporum is multi-stemmed from ground level, with the cluster of stems becoming separated from 1 to 1.5 metres that mostly persist to the top. The slender stems extend outward in a wide array, with each being clear to 2 metres. The main crown is dense and wide spread with some over extended laterals.

The proposed works are to reduce crown height by 2 to 3 metres, and associated works. The works are to contain the size of the tree, allow clearance to the building and allow more light and air to pass over the crown.

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 Shoreham Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 13/09/2022

Authorised by: PB Date: 13/9/22