Development Management - Delegated Officer Report

Application Number: **Recommendation – Permit**
AWDM/0457/12

Site: **25 Church Street Shoreham-by-Sea, BN43 5DQ**

Proposal: **Crown thin by 20% and crown lift to clear building (Coach House) by 3 metres, of conifer in rear garden (6 weeks prior notification of works to tree in Conservation Area)**

Date of site visit: 18.04.12

Proposal
Permission is sought for a crown thin by 20% for this Macrocarpa cypress tree which is growing adjacent to an existing Coach House fronting Middle Street to the west, and the rear of the main house which is a grade II Listed Building fronting Church Street to the east.

The tree is approximately 10m in height and is taller than the rear outbuilding.

Permission is sought for a further 20% crown thin and a crown reduction so that branches clear the adjacent Coach House by 3m.

Consent was permitted for a 40% crown thin in 2010 which has been undertaken. ADC/0107/10.

Consultations

Adur and Worthing Councils: The Parks Officer states that the tree is in generally good health with no obvious signs of damage or decay. There has been concern about an amount of dieback in the foliage which has been monitored for around 12 months and no significant increase has been observed. It is recommended that the works be permitted.

Relevant Planning Legislation
Adur District Local Plan (ADC 1996): Saved policy AB23
Town and Country Planning Act 1990 (section 211)
British Standard BS 3998 (2010) "Recommendations for Tree Works."
Tree Preservation Orders: A Guide to the Law and Good Practice (DoE 2000)

Planning Assessment

Affect on the Conservation Area Trees
The tree itself is growing within the middle of the large relatively small rear garden of No.21. The garden extends to the rear of the house and the western rear boundary is made up with the two storey slate roofed Coach House. The tree is growing in very close proximity to the east of the Coach House, and branches overhang the roof of it, and it is visible in views from

Middle Street, however not from Church Street. Middle Street is mainly used as an access road with limited footways, however there are some other dwellings in the vicinity.

Whilst a further reduction of 20% would mean a total of 60% of the crown has been lost in the last 2 years, it is not considered that the contribution of the tree to the amenity of the area is so significant that the reduction would be noticeable. The flint Coach House is a particularly attractive building and it is felt that the reduction away from the building by 3m and remedial clearance of deadwood would be acceptable.

Recommendation

Do not make TPO.

1. The following works are hereby approved:
   T1 Macrocarpa Cypress – Crown thin by a maximum of 20%, and crown reduction on west side to 3m from Coach House fronting Middle Street.

Case Officer: C. Hone Date: 29.05.12

Authorised by: P Barnett Date: 30.05.12