expires 3/11

Development Control – Delegated Officer Report

Application Number: ADC/0374/09 **Recommendation – Permit Application**

Site: **44 Southdown Road Shoreham-by-Sea West Sussex BN43 5AN**

Proposal: **Reduction of bay tree at rear (6 weeks prior notification of works to tree in Conservation Area)**

The Application

An application has been submitted, giving six weeks prior notice of the intention to reduce in height by 30% a bay tree in the rear garden of 44 Southdown Road, located within the Conservation Area.

Consultations and Representations

Consultations/Comments

Adur District Council: The Assistant Parks Manager has stated that the tree is in general good health although a close up inspection was not carried out. Although it is up to 6 meters high this is more of a bush than a tree as it has no central leader. Request is to prune / trim to create a more compact and formal appearance. Recommends that works be permitted.

Adur District Conservation Advisory Group: 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

The tree is located in the rear garden of 44 Southdown Road but is visible from Southdown Road, being located behind a pair of garages which create a visual gap in the street scene, and to a lesser extent from Mill Road. While it has some amenity value it is effectively a large bush rather than a tree. It is very large for the size of the garden in which it sits and needs to be reduced in height and width. The Assistant Parks manager has recommended that the works be permitted.

Recommendation

Do not make TPO.

Case Officer: [redacted]
Date: 26/10/09 [redacted] 26/10