Development Management – Delegated Officer Report **Date; 30/11/17**

Application Number	**AWDM/1631/17**
Address	**44 Southdown Road Shoreham-by-Sea BN43 5AN**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce in height Bay tree in rear garden by 2m and trim sides (T1).**

Date of site visit: 07/11/17

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

Proposal, Site and Surroundings

The application refers to a medium to large sized Bay in the rear garden adjacent to the southern boundary. The tree is a part of the street scene and makes a contribution to the character and visual amenities of the area.

Consent is sought to reduce height and spread of the tree.

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

Consultations: None.

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.

Planning Assessment

The tree is a medium sized Bay growing in the rear garden, where it is partially visible from the road, above the garage block between 44 and 42 Southdown Road.

A close inspection of the tree was not carried out, as sufficient information could be gathered from the public view. The tree is approximately 7 to 8 metres tall, with 2 to 3 main central upright stems, and some wide spreading large laterals that are beginning to develop separate spires. The main crown is dense with some wider spread slightly over extended laterals.

The proposed works are to reduce the crown height and spread by up to 2 metres. These works are to contain the size and spread of the tree 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: 30/11/2017

Authorised by: PB Date: 30/11/2017