Development Management – Delegated Officer Report **Date; 28/05/21**

Application Number	**AWDM/0239/21**
Address	**106A Connaught Avenue Shoreham-by-Sea West Sussex BN43 5WP**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by up to 4 metres from an existing crown height of approximately 12 metres and to reduce radial spread by up to 3 metres from an existing spread of 5-6 metres, one Sycamore Tree (T1) and one Walnut Tree (T2), to achieve a finished crown height of 8 metres with a 3 metre radial spread.**

Date of site visit: 20/04/21

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

Proposal, Site and Surroundings

The application refers to two medium sized trees growing to the northern side of the access drive to 106a Connaught Avenue, which are located to the rear of the listed buildings of 104 and 106 Connaught Avenue. The trees are a prominent part of the street scene and make a contribution to the character and visual amenities of the Old Shoreham Conservation Area.

Consent is sought to reduce crown height and radial spread of both trees.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1975: The Old Shoreham 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 17th November 1975.

2000: Fell or Crown Lift Cypress Tree Subject To TPO (13.53/6/97/Su)

Planning Assessment

The tree is a small large immature growing in the front rear grounds garden adjacent to the junction of Road, south Farm Road and Avenue. The tree is prominent to the area, and can be seen from many views. The trees are:

Sycamore T1
This tree is the eastern of the two, and has a single stem to 1.8 metres where it then divides into two main stems, each dividing again at 2.25 metres. The main crown is dense and wide spread.

Walnut T2

The Walnut tree T2 is the closest to the entrance from Connaught Avenue. The tree has twin stems from ground level. The southwest stem divides from 1.5 metres, with the stem to the north mostly persisting to the top. Both stems have a lean to the south. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works for both trees are to reduce crown height by up to 4 metres from a claimed existing crown height of approximately 12 metres and to reduce radial spread by up to 3 metres from a claimed spread of 5-6 metres. The size of both trees have been greatly overestimated which would see the trees being severely damaged by a reduction in height and radial spread.

Therefore it is recommended that the proposal is refused.

Recommendation

REFUSE for the reason(s):-

1. The Sycamore T1 and Walnut tree T2 are prominent and established features, which contribute positively to the local character and landscape of the Old Shoreham Conservation Area. The proposed works would disfigure and damage the natural crown form, branch structure, integrity and appearance of the trees. Having regard to the maturity and stature of the trees and their prominence within the street scene, these tree works would be detrimental to the visual amenities of the area.

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 28/05/2021

Authorised by: PB Date: 28/5/21