Development Management – Delegated Officer Report **Date; 10/06/21**

Application Number	**AWDM/0759/21**
Address	**22 Manor Road Lancing West Sussex BN15 0EY**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial spread of lower limbs by up to 0.5 to 1 metre one Conifer tree T1 and one Holly T2 in the rear garden within the North Lancing Conservation Area.**

Date of site visit: 07/06/21

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

Proposal, Site and Surroundings

The application refers to two small trees in the rear garden, between a flint boundary wall and a garage, close the rear access roadway for properties in Manor Road. The trees are partially visible from Church Close to the west and make a contribution to the character and visual amenities of the North Lancing Conservation Area.

Consent is sought to reduce radial spread of lower limbs to both the Conifer tree T1 and the Holly T2.

The reasons for the works are primarily in the interests of safety, light issues and amenity value, and also to allow access for a new wall.

Consultations: Letter sent to Lancing Parish Council who did not respond

Representations: None received.

Relevant Planning History

1992: The property is within the North Lancing Conservation Area. This was confirmed by Adur District Council on 24/11/1992.

2014: Section 211 Notice under the Town and Country Planning Act 1990 to fell two Leylandii trees in the North Lancing Conservation Area.

Planning Assessment

The tree are both small immatures growing in the rear garden adjacent to the rear access from Church Close. The trees are a part of the area, and can be seen from the public pavement. The trees are;

<u>Leylandii T1</u>
This tree has twin stems from 0.3 metres above ground level, with the central stem persisting and the north stem dividing from 1 metre. The main crown is dense and wide spread with some lower hanging foliage.

Holly T2
The Holly tree T2 has a larger diameter single stem that is clear to 1.8 metres, and persists to 2 metres, where it has been either lopped or damaged. The first significant sized limbs that emerge from 1.8 metres, and are wide spread and support lower hanging secondary branches. The main crown is flat dense and wide spread with some over extended laterals.

The proposed works to both trees are to reduce radial spread of lower limbs by up to 0.5 to 1 metre. The works are to contain the spread of the trees crowns, and allow access beneath their crowns.

These works in my opinion would be relatively minor in relation to the overall size, spread and crown form of the trees and would not significantly or adversely affect their appearance, amenity value, or contribution to the character of the North Lancing Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 10/06/2021

Authorised by: PB Date: 10/6/21