Development Management – Delegated Officer Report **Date; 09/01/15**

Application Number	**AWDM/1674/14**
Address	**34 Southdown Road Shoreham-by-Sea BN43 5AN**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to remove the three lowest branches on the north side of one Pittosporum tree in the Shoreham Conservation Area.**

Date of site visit: 23/12/14

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

Proposal, Site and Surroundings

The application refers to one Pittosporum tree in the rear garden of 34 Southdown Road Shoreham-by-Sea. The tree is are part of a group of trees, that run along the rear gardens of 32 to 36 Southdown Road and are within the Shoreham Conservation Area.

Consent is sought to partially lift the tree on the northern side by removing the first three lowest branches.

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

Consultations: None

Representations: None received.

Relevant Planning History

1971: The Shoreham-by-Sea Conservation Area designated in May 1971 covering an area encompassing the shopping areas of High Street, East Street and Brunswick Road; the areas surrounding St Mary's Church; and the adjoining residential areas.

Planning Assessment

The tree is single stemmed to 1 metre, where in then breaks out into multiple stems forming more of a large shrub, than a formal tree. The tree has foliage from ground level and has several wide spreading limbs at 2-3 metres high. Although a reasonable specimen, this tree does not make a significant contribution to the Shoreham Conservation Area.

The proposed works are to remove the first three lowest branches on the north side of the tree. This is to give clearance to the small garden structure in the rear garden of number 36 Southdown Road, and allow access beneath the tree.

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, or amenity value, or its contribution to the character of the Shoreham Conservation Area.

Recommendation

Grant Consent, subject to the following Conditions:

1. Proposed works, hereby permitted, shall be restricted to those specified in the application, only, unless otherwise agreed in writing with the LPA, and carried out within two years from the date of consent, and in accordance with the British Standard BS 3998: 2010 Tree Work

Reason: *in the interest of visual amenity*

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 09/01/2015

Authorised by: PD Date: 9.1.15