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

Application Number	**AWDM/1682/14**
Address	**34 Southdown Road Shoreham-by-Sea BN43 5AN**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by up to 4 metres on one Leylandii 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 Leylandii tree in the front garden of 36 Southdown Road Shoreham-by-Sea.

The tree is one of a group of trees, which are part of in the street scene and as a group, make a contribution to the character and visual amenities of the Shoreham Conservation Area.

Consent is sought to reduce the crown height by up to 4 metres.

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: 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 multi-stemmed from ground level, with wide spreading dense foliage from 0.5 metres. The crown has no distinct central leader, but consists of several competing spires across the top of the crown. Due to the species and form of the tree it would not be considered for a Tree Preservation Order, although it does provide screening for properties in Southdown Road Shoreham.

The proposed works are to crown reduce the height by up to four metres. This is to maintain the screening that the tree provides, match its height with the nearby Pittosporum tree, and contain its overall size.

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