Development Management – Delegated Officer Report **Date; 04/01/19**

Application Number	**AWDM1772/18**
Address	**18 Southdown Road Shoreham-by-Sea West Sussex BN43 5AN**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to remove one Abies Grandis tree in rear garden due to decay and one Willow tree in front garden which is too close to house both within the Shoreham Conservation Area.**

Date of site visit: 21/12/18

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

Proposal, Site and Surroundings

The application refers to two trees: a large mature Abies Grandis (Fir) in the rear garden and a small immature Willow in the front garden. The trees have varying prominence and importance to the Shoreham Conservation Area.

Consent is sought to remove both trees.

The reasons for the works are primarily in the interests of safety, abating nuisance 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 trees are one immature Willow growing in the raised section of the front garden and one Fir growing on the southern boundary of the rear garden. The trees are prominent to the area, and can be seen from many views. The trees are:

<u>Willow T1</u>
This tree is a young tree growing in a small border within the raised section of the front garden, that forms part of a retaining wall. The tree has a slender main stem that supports several widely spread, thin laterals. The tree is possibly more visible to the area being in the front garden, but still makes only a limited contribution. The location of the tree is unsustainable as it is close to the main buildings and has restricted space for root development. The proposed works are to remove the tree without replacement.

Abies Grandis T2

The Abies Grandis tree T2 is located at the middle of the southern boundary of the rear garden. The tree has two large diameter stem from 1 metre, that each mostly persist to the top of the high crown. The main crown is dense and wide spread with a slightly flat .

At 1 metre the northern buttress is elongated, with a weeping cavity at its top. This cavity extends through the trunk north to south, directly beneath the union of the two stems, which also has some included bark. The proposed works are to fell the tree due to the potentially dangerous defect at its base.

These works in my opinion will be large in relation to the overall number of trees and a significant amount of change will take place. However the trees are not sustainable and will need to be removed either to abate nuisance, or for safety reasons.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 04/01/2019

Authorised by: PB Date: 7/1/2019