Expires. 24/7/08.

Development Control – Delegated Officer Report

Application Number: ADC/0294/08 **Recommendation – Refuse Application**

Site: **Southern Cross The Street Shoreham-by-Sea West Sussex**

Proposal: **Fell sycamore tree T2 and reduce height (by 33%) of group of 10 sycamore trees G2 (subject to TPO 162/4/83/SU)**

The Application

This application seeks permission to undertake works to trees (TPO 162/4/83/SU) within the rear garden of Southern Cross, The Street, within the Old Shoreham Conservation Area. The works proposed are to fell a Sycamore sited close to the main detached house and to reduce the height by 33% of a group of Sycamores sited close to the southern boundary of the rear garden.

Consultations and Representations

Consultations/Comments

Jeremy Sergeant	T1: tree is healthy with vigorous growth around the crown. No works recommended.G2: Small group of trees that have grown very tall for the area. 33% reduction inappropriate, suggests removal of 1 leaning tree and remaining trees crown thinned by up to 40% and lifted up to 8-10 metres as required.

Third Parties

No.4 The Street raises no objection subject to the trees being reduced by 25-33% maximum.

Contributors

ADCAG raise no objection.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): CH4, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AB23
Design Bulletin No.1 'Trees and Landscaping' (ADC 1996)
'Tree Preservation Orders: A Guide to the Law and Good Practice' (DETR 2000)

Planning Assessment

Policies
Local Plan policy AB23 states that Tree Preservation Orders will be made to safeguard existing trees in the District where their loss would have an adverse effect on the existing and future environment and its enjoyment by the public.

Trees
The grouping of 10 sycamores forms a noticeable and tall group of trees within the Old Shoreham Conservation Area. It is accepted as good tree practice that they require maintenance so that they do not become overgrown and a hazard to nearby properties. The 33% reduction is though considered excessive and will severely impact on the appearance of the group. The council's tree advisor has viewed the trees and recommends a maximum 40% crown thin and 8-10 metre lifting as more appropriate. This is in line with the previous permission (SU/39/98) for works to these trees.

The individual sycamore located near the main house (T2) is a tall specimen with the majority of the crown at a height of approximately 10 metres. This is due to two lower branches having been removed under SU/39/98. The applicants wish to remove this tree on the grounds that it is sited too close to their house and conservatory, appears to be uplifting part of their terrace, and is a danger to property. The Council's tree advisor has viewed the tree and remarks that it is in good health with strong growth in the crown.
It is considered that this tree is in better condition than when the TPO was placed on it in 1983. Much of the ivy that was strangling it has been removed and it is now a strong feature within the localised area. It is not considered that the applicant's reasons for its removal are entirely valid in light of the fact that the tree has been in situ longer than the house and the newly built conservatory (approved under SU/229/00). Given that it is clearly in good health it is therefore not considered to pose significant risk to property sufficient to warrant its removal. Its amenity value remains a priority.

Recommendation

REFUSE on ground that :-

C23R '...ADLP (AB23).'

Case Officer:.....

Date: 10/7/08