Development Management – Delegated Officer Report **Date; 20/01/2025**

Application Number	**AWDM/1350/24**
Address	**64 Riverside Road Shoreham-by-Sea West Sussex BN43 5RB**
Proposal	**Application for consent under Adur Tree Preservation Order No.13.53/3/95(SU) of 1995 to reduce spread to North/ Road side by up to 2 metres and remove deadwood 3 Monterey Cypress T2 T6 & T8 and 4 Pine trees T1 T3 T4 and T7.**

Date of site visit: 03/10/24

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

Proposal, Site and Surroundings

The application refers to 4 Pines and three Monterey Cypress, that are mostly large mature, located along the Northern boundary wall of the front and side gardens adjacent to the Pavement of Riverside Road. The trees are a prominent part of the street scene and make a significant contribution to the character and visual amenities of the area.

Consent is sought to reduce spread to North/ Road side and remove deadwood 3 Monterey Cypress T2 T6 & T8 and 4 Pine trees T1 T3 T4 and T7.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1995: AdurTree Preservation order Number Tpo 13.53/3/95/Su of 1995 made.

1998: Reshaping of 8 Trees Overhanging Highway (Tpo 13.53/3/95/Su)

Planning Assessment
The trees are six large and one slightly smaller matures growing along the front boundary of 64 Riverside Road, close to the junction of Riverside Road and Shingle Road. The trees are prominent to the area, and can be seen from many views. The trees are:

<u>Pine T1</u>
This tree is the smallest of the seven and located at the Northeast corner of the front garden. The tree is single stemmed to 1 metre where it then divides into two with a strong “Y” shaped union. The two secondary stems have limbs from 4 metres and form a slightly sparse main crown.

<u>Monterey Cypress T2</u>
The Monterey Cypress tree T2 has a large diameter single stem to 2.5 metres, where it then begins to divide. The main crown is dense and wide spread with some slightly over extended laterals.

Pine T3 and T4
These are two large tall Pine trees growing to the East of the entrance driveway in front of the detached garage. The trees are both single stemmed to 6 to 8 metres, with the first limbs at 2 to 3 metres. The main crowns are combined, dense and wide spread with some slightly over extended laterals.

Monterey Cypress T6
The Monterey Cypress T6 is a single tree located between the East and West driveway accesses, in front of the main building. The tree has a large diameter single stem to 2 metres where it begins to divide. The main crown is dense and wide spread with some slightly over extended laterals.

Pine T7
This is the largest and tallest of the four Pine trees, located to the West of the property within the fenced off side garden. The tree has a large diameter single stem to 6 metres, where it divides into two main upright stems that mostly persist to the top. The main crown is dense and wide spread.

Monterey Cypress T8
This tree is located near the Northwest corner of the property. The tree has a single stem to 3 metres where several secondary stems emerge with three main stems: the East stem persists to the top with the central and Western stems dividing from6 to 7 metres. The main crown is dense and very wide spread.

The proposed works for all seven trees are to reduce spread to the North/ Road side by up to 2 metres and remove deadwood. The works are to contain the spread of the trees and for public safety.

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 area.

Recommendation

APPROVE

Grant Consent, subject to the following Conditions:

1. Approved plans

2. The proposed works, hereby permitted, shall be restricted to those specified in the application only unless otherwise agreed in writing with the Local Planning Authority 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:20/01/2025

Authorised by: PB Date: 20/1/25