Development Management – Delegated Officer Report **Date; 08/04/19**

Application Number	**AWDM/0266/19**
Address	**14 Longcroft Southdown Road Shoreham-by-Sea West Sussex BN43 5AY**
Proposal	**Application for consent under Shoreham Tree Preservation Order No.162/1/72/SU to reduce limbs on 2no. Sycamore trees T3 and T4 by 2m-3m away from the building; thin canopies by 10 per cent.**

Date of site visit: 01/03/19

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

Proposal, Site and Surroundings

The application refers to 2 trees on the eastern side of the grounds of Longcroft, adjacent to the public footpath of Southdown Road, Shoreham-by-Sea. The trees are part of an established group which make a contribution to the character and visual amenities of the adjacent Shoreham Conservation Area.

Consent is sought to reduce radial spread and crown thin Sycamore trees T3 and T4.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1972: Adur Tree Preservation Order 162-1-72 (SU) of 1972 confirmed on 24/04/72.

1985: Pruning and Removal Of Lower Branches Of Four Sycamore Trees Subject To Tree Preservation Order 162/1/72/Su

1995: Crown Reduction by 10 5 Sycamore, Ash & Sorbus Trees Subject To T.P.O 162/1/72 (Su)

2001: Crown Thinning (30%) Of Sycamore, Elm and Sorbus Trees (Subject To Tpo 162/2/72/Su)

2004: 30% Crown-Thinning Of Sycamore Tree (Subject To Tpo 162/72/Su)

2015: Application for consent under Adur Tree Preservation Order 162-1-72 (SU) of 1972 to reduce radial spread on west side by up to 1 metre to give clearance to building one tree Ash tree T1 and two Sycamore Trees T3 and T4.

2017: Application for consent under Worthing Tree Preservation Order No.1 of 1972 to reduce radial crown spread to east by up to 2m to give clearance from streetlight one Sycamore tree T4 and to re-pollard back to previous pruning points one Sycamore tree T7.

Planning Assessment

The trees are two large matures growing in the grounds of Longcroft 3 Southdown Road adjacent to the block of flats numbered 1 to 16. The trees provide some breaking up of the view of the flats from the adjacent road and properties of Southdown Road that are within the Shoreham Conservation Area. The trees are;

Sycamore T3
This is a very straight single stemmed tree to 12 metres where the first secondary branches emerge. There is also one upright stem at 4.5 metres on the northern side of the otherwise clear trunk. The main crown is dense and wide spreading, on mostly smaller secondary branches.

Sycamore T4
The Sycamore tree T4 is single stemmed to 5 metres, where it then divides in to two main stems; one central and upright the other to the east and angled outwards. The main crown is dense and wide spread with some slightly over extended laterals to the east.

The proposed works to both trees are to reduce the radial spread on the west side to allow a clearance to the building by up to 2 to 3 metres, and to crown thin up to 10%. The works are to abate possible nuisance to the building and to allow more light and air to pass through the crowns.

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

Grant Consent, subject to the following Conditions:

1. 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: 08/04/2019

Authorised by: PB Date: 8/4/19