Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0493/12

Site: **37 New Road, Shoreham-by-Sea, West Sussex BN43 6RB**

Proposal: **Crown lift to 6 metres from ground level Macrocarpa in rear garden subject to TPO 13.53/8/97/SU**

Date of site visit: 18.04.2012

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a large Macrocarpa cypress tree growing in the north side rear garden of the terraced house. The tree is screened from New Road by the adjacent houses, but is visible from the car park to the north which serves the co-op supermarket on Ham Road.

Permission is sought to lift the crown to 6m from ground level, and for the removal of three dead branches.

The applicant has been advised that if the three dead braches are dangerous then they do not require permission to be removed.

Consultations

Adur & Worthing Councils: The Councils Parks Officer states that no close inspection of the tree was made, however observing from the outside of the property it was apparent that some lifting works would be needed. The tree is 10-12m in height and approximately 50yrs old. From what could be seen this would not be detrimental to the preserved tree and it is recommended that the works be permitted.

Representations

Third parties: There have been no third party objections.

Relevant Planning Policies
Adur District Local Plan (ADC 1996): saved policies AB23
The Town and Country Planning (Tree Preservation Order) (England) Regulations 2012
National Planning Policy Framework (CLG 2012)

Planning Assessment

Visual amenity

The tree is seen only from the car park at the rear of the Co-Op and in distant views from Ham Road. It provides a natural back drop to the rear of the car park and its amenity value is in its overall crown spread and height, which is apparent from this public area.

The lower crown is particularly dense with a number of broken and low hanging branches which extend over each of the neighbouring gardens. The crown lift would result in the loss of these lower branches and a significant amount of the weight of the lower tree would be removed. The garden area, of the site property and to a lesser degree those to either side would be greatly improved.

The overall appearance of the tree in long distance views from Ham Road and areas of the car park would not be so detrimentally affected that it would be particularly noticeable. The crown of the tree would still remain in the upper portion of the tree, and would still provide the natural backdrop that it currently does. The health and long term amenity of the tree would not be affected by the proposed works.

Recommendation

APPROVE for the reason:-

1. The tree works to the protected Macrocarpa Cypress tree, T1 under the Adur Tree Preservation Order 13.53/6/01 SU hereby permitted, shall be restricted to the following maximum works, only, unless otherwise agreed in writing with the Local Planning Authority, and carried out in accordance with the British Standard BS 3998 (2010) Recommendations for Tree Works:-

   (i) Crown lift to 6m from ground level.

2. Works to be carried out within 1 year of date of permission.

   Informatives:-
   - Informative 1 to include reference to both the Wildlife and Countryside Act 1981, and the Countryside and Rights of Way Act 2000.
   - Informative 2 to advise the use of a professional tree surgeon.

Is recommendation contrary to letter(s) of representation? N

Case Officer: C. Hone Date: 29.05.12.

Authorised by: P Barnett Date: 30.05.12