Development Management – Delegated Officer Report **Date; 09/03/16**

Application Number	**AWDM/0248/16**
Address	**110 Connaught Avenue Shoreham-by-Sea BN43 5WP**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by up to 4 metres one Bay tree T1 and to fell one Eucalyptus tree T2 in the Old Shoreham Conservation Area.**

Date of site visit: 07/03/16

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

Proposal, Site and Surroundings

The application refers to two trees in the rear garden of 110 Connaught Avenue. The trees are a minor part of the street scene and make a limited contribution to the character and visual amenities of the Old Shoreham Conservation Area.

Consent is sought to reduce the Bay tree, and to fell the Eucalyptus tree. There is no obligation for this tree to be replaced.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1972: Grade II Listed Building registered 8th November 1972 - Nos. 108 and 110 (even) Connaught Avenue Shoreham-by-Sea date of certification of list by or on behalf of the Minister 29th September 1972.

1975: The Old Shoreham Conservation Area designated under section 277 of the Town and Country Planning Act 1971, as amended by the Town and Country Amenities Act 1974 by the Adur District Council on the 17th November 1975 - Old Shoreham (area centred around St.Nicholas Church and including certain houses and their grounds adjoining parts of The Street, Adur Avenue, St.Nicholas Lane, Steyning Road, Upper Shoreham Road, Connaught Avenue and Old Shoreham Road, Shoreham-By-Sea). amendment to Old Shoreham Conservation Area passed By Adur District Council 14th September 1993 - registered 23rd November 1993.

Planning Assessment

The trees are two small to meduim sized early matures growing along the eastern boundary of the rear garden, adjacent to the residential access path and a pitched roofed garage building.

The trees are not visible from the public road and make a limited contribution to the area.

The trees are:

T1 Eucalyptus
This tree has a single stem that persists to the top of the crown, and is clear to 3-4 metres where the main crown breaks. The tree has a distinct lean to the east and most of the crown is on the eastside some which hang low over the adjacent garage. The tree is not visible from either Connaught Avenue Upper Shoreham Road or the assess paths to the east of the property. The proposed works are to remove the tree. As the tree is not publicly visible and makes only a limited contribution to the area consent is recommended.

T2 Bay
This is a multi- stemmed tree from ground level, with 3 -4 main stems and numerous small basal shoots at ground level. The tree has foliage from ground level and extends to 7 8 metres tall, with some wider spreading secondary branches in the upper section of the crown. The tree is partially visible from Connaught Avenue only, and also makes only a limited contribution to the Old Shoreham Conservation Area. The proposed works are to reduce the tree by up to 4 metres, the works are to contain the size and spread of the tree and make it a more manageable height.

These works in my opinion would be relatively minor in relation to the overall number size, and form of the trees and would not significantly or adversely affect their appearance, amenity value or their contribution to the character of the Old Shoreham Conservation Area.

Recommendation

Grant Consent, subject to the following Conditions:

1. Proposed works, hereby permitted, shall be restricted to those specified in the application, only, unless otherwise agreed in writing with the LPA, 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: 09/03/2016

Authorised by: PD Date: 29.3.16