Development Management – Delegated Officer Report **Date; 25/10/23**

Application Number	**AWDM/1185/23**
Address	**Flat 2 44A Shakespeare Road Worthing West Sussex**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace two Leylandii trees and one Sycamore tree in the Shakespeare Road Conservation Area.**

Date of site visit: 19/10/23

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

Proposal, Site and Surroundings

The application refers to three medium sized early mature trees located along the Eastern and Southern borders of the divided rear garden. The trees are a part of the local landscape, and make a minimal contribution to the character and visual amenities of the Shakespeare Road Conservation Area.

Consent is sought to fell and replace all three trees.

The reasons for the works are primarily in the interests of safety, light issues and amenity value. The work has already been carried out.

Consultations: None.

Representations: None received.

Relevant Planning History

1989: Shakespeare Road Conservation Area (X) designated on 25th April 1989 pursuant to section 69 of the planning (listed buildings and conservation areas) act 1990

2013: Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial spread of crown by up to 1 metre on one Conifer, one Sycamore and one Cedar tree, and to crown reduce height and radial spread of one Laurel, in the Shakespeare Road Conservation Area.

Planning Assessment

The trees were three early matures: two Leylandii and one Sycamore growing in the sectioned rear garden adjacent to the boundary with Victoria Park. The trees were not prominent to the area, with limited public views.

The Sycamore tree had been previously worked on in 2013 when a request was made to reduce its spread by up to 1 metre. The report at the time commented that the tree was “screened from view by the buildings in Shakespeare Road, and by Park trees in the adjacent open space of Victoria Park” and that it was “not significant to the Shakespeare Road Conservation Area”. The same would have been applied to the Leylandii trees.

As the trees due to their location and, in the case of the Leylandii, their species, would not have been considered worthy of a Tree Preservation Order, it is recommended that retrospective consent is given.

These works in my opinion will be large in relation to the overall number of trees and an amount of change will take place. However the effect on the Conservation Area will be compensated with the provision of a replacement tree.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 1/11/2023

Authorised by: PB Date: 1/11/23