Development Management – Delegated Officer Report **Date; 01/11/23**

Application Number	**AWDM/1316/23**
Address	**48 Half Moon Lane Worthing West Sussex BN13 2EN**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and radial spread to previous points (up to 2.5 metres) one Holm tree T1 in the Salvington Conservation Area.**

Date of site visit: 04/10/23

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

Proposal, Site and Surroundings

The application refers to a single Holm Oak tree in the rear garden of 48 Half Moon Lane, growing on the boundary line with 33 Copthorne Hill. The tree is an established feature, which is part of the street scene and makes a contribution to the character and visual amenities of the Salvington Conservation Area.

Consent is sought to reduce crown height and radial spread to previous points.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1990: The property is included within the Salvington Conservation Area XVI designated by the Council on 29th April 1997 pursuant to section 69 of the planning (listed buildings and conservation areas) act 1990.

2014: Section 211 Notice under the Town and Country Planning Act 1990 to fell five Cypress trees in the Salvington Conservation Area.

2014: Section 211 Notice under the Town and Country Planning Act 1990 to crown lift up to 5 metres, crown thin up to 15% and reduce radial spread to east by up to 1 metre on one Holm Oak tree.

2020: Section 211 Notice under the Town and Country Planning Act 1990 to crown thin up to 15% one Holm Oak tree in the Salvington Conservation Area.

Planning Assessment

The tree is a medium to large mature Holm Oak growing along the rear garden boundaries of 33 Copthorne Hill and 48 Half Moon Lane, on the eastern edge of the Salvington Conservation Area. It is visible from Half Moon Lane, and makes a contribution to the character of the area.

The tree is single stemmed to 2 metres, where it then divides into two groups of upright stems. The stems are all relatively stout and divide again at 4 metres, with more slender upright stems to the top of the tree at around 16 metres. The main crown is dense and wide spread mostly on smaller secondary laterals.

The proposed works are to reduce crown height and radial spread to previous points, which is a reduction of up to 2.5 metres. The works are to contain the size and spread of the tree and allow more light and air to pass around and above the crown.

These works in my opinion would be relatively minor in relation to the overall size, spread and crown form of the tree and would not significantly or adversely affect its appearance, amenity value, or its contribution to the character of the Salvington Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 01/11/2023

Authorised by: PB Date: 1/11/23