Development Management – Delegated Officer Report **Date; 20/09/13**

Application Number **AWDM/0976/13**

Site Address; **12 Church Lane Southwick BN42 4GD**

Proposal **Section 211 Notice under the Town and Country Planning Act 1990 to fell one Bay and one Leylandii tree in the Southwick Conservation Area.**

Date of site visit: 28/08/2013

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 12 Church Lane Southwick, one Bay tree and one Leylandii tree. Both trees are around 6-7 metres tall growing in close proximity to each other at the northern most end of the rear garden.

Consent is sought to fell both trees so as to allow greater access to the garden.

The reasons for the works are primarily in the interests' of amenity value.

Consultations: None

Representations: None received.

Relevant Planning History

1976: The Southwick Conservation Area was first designated in June 1976 and included three distinct and separate areas 'The Green and Church Lane' area covered all buildings surrounding The Green and including the buildings on the corners of Cross Road, Roman Crescent, Southdown Road, Southwick Square, The Twitten, Watling Road, Victoria Road/Park Lane, Albert Road and Oldfield Crescent, together with all the buildings within Waterdyke Avenue.

Planning Assessment

The trees are medium sized trees growing in the rear garden of a semi-detached house. The trees cannot be seen from the road, or any other public space. The Leylandii tree is a "golden form" variety, which is growing in confined space amongst several other trees. It is not a tree that compliments the local area, and is not visible from the road. The Bay tree is slightly more dominant, and has multiply stems emerging from ground level. The form of the Bay is more of a shrub or Bush than a tree. The Bay tree is also not visible from Church Lane.

These two trees would not be considered for a Tree Preservation Order due to the species (Leylandii) and the growing habit of the Bay, and neither tree contributes significantly to the character of the Southwick 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: 20/09/2013

Authorised by: PD Date: 23.9.13