Development Management – Delegated Officer Report **Date; 21/10/2025**

Application Number	**AWDM/1026/25**
Address	**34 Southdown Road Shoreham-by-Sea West Sussex BN43 5AN**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and radial spread by up to 2.5 metres Pittosporum T1 & T2 and Portuguese Laurel T3; reduce crown height by up to 2 to 3 metres Bay T4; and reduce crown height and radial spread by up to 1 metre Holly T5 in the Shoreham Conservation Area.**

Date of site visit: 11/09/25

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

Proposal, Site and Surroundings

The application refers to two Pittosporum T1 & T2, a Portuguese Laurel T3, one Bay T4 and a single Holly T5. The trees are in the rear garden of the property and each tree makes a limited contribution to the character and visual amenities of the Shoreham Conservation Area.

Consent is sought to reduce crown height and radial spread Pittosporum T1 & T2 Portuguese Laurel T3 Bay T4, and Holly T5.

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

Consultations: Letter sent to ACAAG - Adur Conservation Area Advice Group who did not respond.

Representations: None received.

Relevant Planning History

1993: Extension to Shoreham-By-Sea Conservation Area designated under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 by the Adur District Council on 23rd November 1993. This charge includes properties within the previously made Shoreham Conservation Area Designated May 1971

2010: Works to various trees in front and rear gardens (6 weeks prior notification of works to trees in a Conservation Area)

2012: Section 211 Notice under the Town and County Planning Act 1990 to fell 2 x Golden Macrocarpa, reduction works to Birch, Pittosporum, Holly and Yew (6 weeks prior notification of tree works in a Conservation Area.)

2013: Section 211 Notice under the Town and Country Planning Act 1990 to re-pollard two Lime trees in rear garden (within Shoreham-by-Sea Conservation Area).

2014: Section 211 Notice under the Town and Country Planning Act 1990 to remove the three lowest branches on the north side of one Pittosporum tree in the Shoreham Conservation Area.

2016: Section 211 Notice under the Town and Country Planning Act 1990 to re-pollard to points 1-1.2 metres below original points on two Lime trees G2, to remove root suckers of Pittosporum (in rear garden and Portuguese Laurel (in front garden) in the Shoreham Conservation Area

2018: Section 211 Notice under the Town and Country Planning Act 1990 to fell one Yew tree and reduce height of one Bay tree, one Laurel tree, and two Pittosporum trees all by 2-3m and reduce height of one Leylandii tree by 40% all within the Shoreham Conservation Area.

2018: Section 211 Notice under the Town and Country Planning Act 1990 to fell 1no. Conifer and re-plant with different species within the Shoreham Conservation Area.

2018: Section 211 Notice under the Town and Country Planning Act 1990 to re-pollard back to last pollard points to 2no. Lime trees in rear garden.

2020: Section 211 Notice under the Town and Country Planning Act 1990 to re-pollard back to previous points 2 Lime trees and reduce crown height and radial spread by up to 2 metres to 2 Pittosporum and 1 Bay, in the Shoreham Conservation Area.

2022: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by up to 2 to 3 metres, reduce radial spread by up to 1 to 2 metres, and remove deadwood one Silver Birch tree in the Shoreham Conservation Area.

1997: Section 211 Notice under the Town and Country Planning Act 1990 to re-pollard to previous points two Lime trees in the Shoreham Conservation Area.

2023: Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace one Larch tree in the Shoreham Conservation Area.

Planning Assessment

The trees are five small early matures growing in the eastern end of the rear garden: the Pittosporum are on the northern side, the laurel to the centre and the Bay and Holly close to the southern boundary. The trees are not easily visible from the public road, but do make varying levels of contribution to the general amenity of the area.

The trees are:

<u>Pittosporum T1 & T2</u>
The two Pittosporum trees are located on the northern side of the garden, adjacent to the boundary fence. T1 is single stemmed to 2.5 metres, with T2 having two stems from ground level with additional tall slender secondary stems from 1 metre. The two trees develop into matching “Ball Shaped” crowns.

<u>Portuguese Laurel T3</u>
The Portuguese Laurel T3 is a group of trees with a large main older stem to the east and several clusters of young slender stems to the west. The stems are all mostly clear to 2 metres. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works to the two Pittosporum and the Portuguese Laurel T3, are to reduce crown height and radial spread by up to 2.5 metres. The works are to contain the size and spread of the trees.

Bay T4
This tree has a single stem that is clear to 1.75 metres, and persists to 4 metres where it divides and the crown breaks. The main crown is low dense and mostly compact.

The proposed works are to reduce crown height by up to 2 to 3 metres. The works are to contain the size of the tree and allow more light and air to pass the crown.

Holly T5
The Holly tree has a gnarled single stem to 2 metres where it then divides into several tightly forked upright stems. The main crown is dense and compact.

The proposed works are to reduce crown height and radial spread by up to 1 metre. The works are to contain the size and spread of the tree and allow more light and air to pass the crown.

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

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 21/10/2025

Authorised by: PB Date: 21/10/25