Development Management – Delegated Officer Report **Date; 24/05/2024**

Application Number	**AWDM/0411/24**
Address	**202 Heene Road Worthing West Sussex BN11 4NT**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace two Conifer trees T1 and T2, one Bay T3, and one Holly T4 in the Shakespeare Road Conservation Area.**

Date of site visit: 22/04/24

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

Proposal, Site and Surroundings

The application refers to four small immature trees located along the Eastern and Southern boundaries of the rear garden. The trees are a part of the area, and make a limited contribution to the character and visual amenities of the Shakespeare Road Conservation Area.

Consent is sought to to fell and replace two Conifer trees one Bay and one Holly tree in the Shakespeare Road Conservation Area.

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

Consultations: None.

Representations: One representation from a nearby neighbour in objection stating that the loss of trees will have a detrimental effect on the Shakespeare Road Conservation Area.

Relevant Planning History

1989: The property is included within the Shakespeare Road Conservation Area X designated by the Council on 25th April 1989.

Planning Assessment

The trees are small immatures growing in the rear garden adjacent to a brick built garden wall. The trees have no public views. The trees are:

<u>Conifer tree T1</u>
This tree is located in the Northeast corner of the rear garden directly adjacent to the combined brick and panel wall. The tree has a straight single stem that is clear to 2 metres and persists to 4 metres. At 4 metres the stem divides into several stems that intertwine the laterals to form a dense crown that appears to have been previously maintained in a regularly clipped ball shape.

<u>Conifer tree T2</u>
The second Leylandii tree is growing close to the centre of the Southern boundary wall. This tree has a slender single stem to 2.25 metres where the first laterals emerge, the the main stem dividing at 2.5

metres. The tree has been kept small by being regularly clipped into a tight ball shape. The main crown is dense and compact.

Bay T3

The Bay tree T3 is growing against the Eastern garden wall, approximately 2 metres South of Leylandii tree T1. The Bay consists of a mass of stems from ground level, with 3 to 4 main larger older stems, that each mostly persist to the top. The main crown has no defined shape and is dense and moderately wide spread.

Holly T4

This is the oldest of the four trees and located closest to the main building on the Southern boundary. The tree has a slender leaning single stem that extends to 2 metres. The main crown is a tightly clipped ball shape that has been allowed to slightly grow out, with some protruding stems and laterals.

The proposed works for all four trees are to fell and replace. Due to the species, previous maintenance and a lack of public views none of the trees could be considered suitable for a Tree Preservation Order, therefore consent is recommended.

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

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

Yes. Representation in objection stating that loss of any trees is detrimental to the conservation area and wildlife. Although this is a valid consideration, the existing trees cannot be considered to be of suitable outstanding value to justify a Tree Preservation Order. However the provision of more suitable replacement trees should be of some compensation.

Case Officer: JDS Date: 24/05/2024

Authorised by: Date: