Development Management – Delegated Officer Report **Date; 13/09/21**

Application Number	**AWDM/1472/21**
Address	**9 Ham Road Shoreham-by-Sea West Sussex BN43 6PA**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace one Bay tree T1 and one Leylandii tree T2 in the Shoreham Conservation Area.**

Date of site visit: 18/08/21

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

Proposal, Site and Surroundings

The application refers to two small immature evergreen trees located close to the flat roofed rear extension of 9 Ham Road Shoreham-by-Sea. The trees are part of the local landscape and make a limited contribution to the character and visual amenities of the Shoreham Conservation Area.

Consent is sought to fell and replace both trees.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1971: The Shoreham-by-Sea Conservation Area was originally designated in May 1971 covering an area encompassing the shopping areas of High Street, East Street and Brunswick Road; the areas surrounding St Mary's Church; and the adjoining residential areas.

Planning Assessment

The trees are small immatures growing in the rear garden where they are partially visible from the southern approach to Shoreham-by-Sea Railway Station. The trees are part of the area, and can be seen from limited public views.

The trees are:

<u>Bay</u>
This tree has multiple stems from ground level making it more of a large shrub or bush than a tree and has been trimmed to form an almost oblong shape with a mostly flat wide top. The southern side of the tree has grown over the rear extension the sides partially obscuring the rear window. The main crown is dense and wide spread with some slightly over extended laterals.

Leylandii

The Leylandii tree in growing on the opposite side of the rear garden to the Bay close to its southeast corner. The lower foliage is close to and partly over the rear extension, with some foliage directly adjacent to the rear door. The main crown is dense block shaped, and wide spread.

The proposed works are to fell and replace both trees, due to their size and proximity to the building.

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 Shoreham 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?

No

Case Officer: JDS Date: 13/09/2021

Authorised by: PB Date: 13/9/21