Development Management – Delegated Officer Report **Date; 09/01/24**

Application Number	**AWDM/1415/23**
Address	**Victoria Lodge 48 - 50 Shakespeare Road Worthing Worthing West Sussex BN11 4AS**
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 one Magnolia tree, and to fell and replace four Cordyline (Palm trees) in the Shakespeare Road Conservation Area.**

Date of site visit: 19/10/23

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

Proposal, Site and Surroundings

The application refers to a medium sized mature Magnolia and one Cordyline in the Southwest of the rear garden, and three other Cordylines in various locations to the front of the property. The trees make a varied contribution to the character and visual amenities of the Shakespeare Road Conservation Area.

Consent is sought to reduce crown height and radial spread of the Magnolia tree, and to fell and replace all four Cordyline trees.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1991: Shakespeare Road Conservation Area (X) designated on 25th April 1989.

2013: Section 211 Notice under the Town and Country Planning Act 1990 to reduce the West side of crown to a height to 6 metres on one Eucalyptus Tree in the Shakespeare Road Conservation Area.

Planning Assessment

The trees are four small early mature Cordylines and one larger more mature Magnolia growing in the rear garden. The trees are prominent to the area, and some can be seen from many views. The trees are:

<u>Cordylines T1 T2 and T3</u>
These three Palm trees are located in the front garden of the property, T1 and T2 at the North and South ends of the border adjacent to the front garden wall and T3 being in a smaller border on the Southwest corner of the main building, all three trees are visible from the public road and make a

contribution to the amenity of the Shakespeare Conservation Area. The trees T1 and T2 have twin stems from ground level that divide from 1.5 to 2 metres to form compact dense crowns. Tree T3 has four taller slender stems from ground level that are mostly clear to 3 metres, with the compact separate crowns forming adjacent to the first floor bay window.

Cordyline T4

The Cordyline T4 is the only Palm tree in the rear garden, located near the Northeast close to the garden path and access ramp. The tree is mostly screened from any public views that would be from the Public Open space of Victoria Park. The tree has a relatively large diameter single stem to 1.8 metres where it then divides into three. each stem dividing again from 2.75 metres. The main crown is dense and compact.

The proposed works are to fell and replace all four Cordyline trees, claiming that they have had fall limbs and are a danger to the mostly elderly residents. When inspecting the trees there was no sign of any large limbs having failed or severe decay. This makes it unlikely that relatively small trees such as the Cordylines could present a serious danger. However the trees, due to their species and in the case of trees T3 and T4 their location, all fall short of being considered as suitable for a Tree Preservation Order. The application is to fell and replace the trees, which will ensure that some amenity to the area is restored.

Magnolia T5

This tree is located in the southern end of the rear garden close to the garden path leading to the southeast rear door. The tree has three partially fused main stems from ground level that separate from 0.5 metres and begin to divide from 0.75 metres. The first significant limbs emerge from 1.8 metres, developing a slightly squat form. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works 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 tree.

The works to the Magnolia tree T5 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 Shakespeare Road Conservation Area.

The felling of the four Cordyline trees, 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 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: 09/01/2024

Authorised by: LPrew Date: 12/01/2024