Development Control – Delegated Officer Report

Application Number: AWDM/1034/12 **Recommendation – Approve**

Site: **53A The Green Southwick Brighton West Sussex**

Proposal: **Section 211 Notice to reduce height of one Magnolia tree in front garden by yp to 1 metre and crown thin by 20%**

Date of site visit: Undertaken by Jeremy Sergeant 31 Aug 2012

Neighbours checked: N/A – no neighbour notifications

Proposal, Site and Surroundings

The application property consists of a detached dwelling house located in the Southwick Conservation Area facing onto Southwick Green.

Six weeks notice under S211 has been given for works to a magnolia tree in the front garden of the dwelling:-

Magnolia: To reduce height to bottom of upstairs window cill and thin crown by 20%.

Consultations

Adur & Worthing Councils:

The Assistant Parks Manager has commented:-

The tree is in generally good health with no obvious signs of damage or decay. The tree is within 0.5m of the building. Although Magnolia can grow up to 30m in the right conditions, its use is usually as a large shrub or wall plant.

To reduce the tree by up to 1 metre will leave very sparse foliage and possible prevent flowering for the next 1 or 2 years. However, it would not be reasonable to retain the tree in its current form and the tree would not be considered for a TPO.

Recommend above works be permitted.

Planning Assessment

The tree (approximately 4m high) is an attractive specimen which contributes to the established character of Southwick Conservation Area, made up of older style dwellings (of which a number are Listed) facing onto a 'village green'. However, the tree is growing very close to the front of the dwelling, and the crown is affecting the reception of light to an upper floor window.

It is acknowledged that a reduction in height by up to 1 metre will severely impact the shape and appearance of the tree. However, Magnolia is not native to the UK and it would not be good practice to make a TPO on a tree growing in such close proximity to the main dwelling.

Recommendation

That the applicant be advised that a TPO is not being made by the Council in respect of the tree that is subject of the Notice and the works may proceed.

Case Officer: Jo Morin Date: 4 September 2012

Authorised by: Peter Devonport Date: 10 September 2012