Development Management – Delegated Officer Report **Date; 04/10/16**

Application Number	**AWDM/1102/16**
Address	**36 Buckingham Road Shoreham-by-Sea BN43 5UB**
Proposal	**Application for consent under Adur Tree Preservation Order No.13.53/4/00 (SU) of 2000 to fell and replace one Weeping Willow tree T2.**

Date of site visit: 01/09/16

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

Proposal, Site and Surroundings

The application refers to a single Weeping Willow tree growing in the northeast corner of the rear garden of 36 Buckingham Road, adjacent to the low rise building of 40 The Martlets, and the unpaved side of the Martlets.

The tree is an attractive, prominent, large and established feature of the street scene and make a significant contribution to the character and visual amenities of the area.

Consent is sought to fell and replace the tree

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

Consultations: None.

Representations: Two representations have been received, both of which object to the proposed removal, claiming the tree provides amenity to the area. Objection has also been made on the grounds that loss of a mature tree may give way to further back garden development.

Relevant Planning History

2001: Adur Tree Preservation order Number 13.53/4/00(SU) of 2000 confirmed on 21/08/01 so as to provide amenity to the dwellings and street scene of the Martletts and Nicolson Drive.

Planning Assessment

The tree is a large early mature growing in the northeast corner of the rear garden, close to the junction of Nicolson Drive and The Martlets.

The tree is single stemmed to 1 metre, where it then divides into 3 main stems. The west stem divides into 2 at 4 metres, the central stems divides at 3.75 metres and the east stem at 3.5. The main stem to the east is angled southward correcting in the upper limbs to a more upright form. The crown is high and mostly clear of surrounding buildings and areas. The higher limbs are wide spreading and have some scope for possible reduction works.

The proposed works are to fell and replace the tree. This is due to concerns over the trees overall size and spread and claims that its roots have caused damage to the nearby Patio and may damage the adjacent property of 40 The Martlets.

The Willow T2 is a large wide spreading tree, and has a fast growing habit. Although it is accepted that some disruption to the garden patio area could be attributed to the protected tree, it is also observed that there are several other trees in the vicinity that may also be contributing to its unevenness. This disruption is not a compelling reason to remove the tree.

Concerns of possible damage to the foundations of 40 The Martlets are not supported with any evidence such as engineer's reports etc. As the building was constructed when the tree was already fully established, all foundation works will have been built accordingly.

Overall I consider that the Willow tree T2 provides significant public amenity to the area. Its loss would significantly harm the amenity of the area. No persuasive case has been made to justify its loss. A replacement tree would not adequately compensate for the loss.

Recommendation

REFUSE for the reason(s):-

1. The proposed felling of the Weeping Willow tree T2, this is a prominent tree, which is an established feature that contributes positively to local character and landscape and its removal would be detrimental to these qualities. There is no arboricultural or other acceptable reason provided which would justify the loss.

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 04/10/2016

Authorised by: PD Date: 4.10.16