**Development Management – Delegated Officer Report** **Date; 09/11/23**

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| **Application Number** | **AWDM/1239/23** |
| **Address** | **6 Spinnals Grove Southwick West Sussex BN42 4DU** |
| **Proposal** | **Application for consent under Adur Tree Preservation Order No.162/1/87(SW) of 1987 to reduce radial spread back to boundary one Sycamore tree T1.** |

**Date of site visit:** 07/10/23

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

**Proposal, Site and Surroundings**

The application refers to a medium to large mature Sycamore located near the centre of the northern boundary of the rear front garden Road. The tree is a prominent part of the street scene and makes a contribution to the character and visual amenities of the area.

Consent is sought to reduce radial spread back to boundary

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**

1977: The Kingston Buci Conservation Area designated under section 277 of the Town and Country Planning Act 1971, as amended by the Town and Country Amenities Act 1974 by Adur District Council on the 13th April 1977.

1987: Adur Tree Preservation order Number 162/1/87/(SW) of 1987 confirmed on 17/08/1987.

2008: Thinning and reduction (including felling of 1 within group) of sycamore trees subject to TPO 162/1/87/SW and works to other trees within Conservation Area.

2018: Application for consent under Adur Tree Preservation Order No. 162/1/87/SW to crown reduce by up to 2m and crown thin by 20% to one Sycamore tree (T1).

2018: Section 211 Notice under the Town and Country Planning Act 1990 to crown reduce by 2m and crown thin by 20% one Sycamore tree (T2 on plan) within the Kingston Buci Conservation Area.

2022: Spinals Green removed from the Kingston Buci Conservation Area.

2022: Application for consent under Adur Tree Preservation Order No.162/1/87 (SW) of 1987 to crown lift to 5 metres Sycamore trees of group G1.

**Planning Assessment**

The tree is a medium to large early mature growing in the open plan side garden of 6 Spinnals Grove, close to the boundary fence between numbers 6 and 5. The tree is prominent to the area, and can be seen from many views.

The tree has twin stems from ground level, with the larger being to the north. The main north stem divides again at 4 metres, and several more times to the top of the crown. The southern stem is slightly more slender and mostly persists to the top. The main crown is dense and wide spread with some slightly over extended limbs beginning to encroach on the building of the neighbouring property.

The proposed works are to reduce radial spread back to the boundary fence line, claiming that the tree greatly over hangs the recently constructed flat roofed extension and is causing problems by leaf fall etc. The tree is actually 2 to 3 metres Southwest of the building and mostly overhangs the rear garden with minimal foliage across the roof line. The proposal of reducing any tree to a fence line is unlikely to be given consent as it will invariably have a severe impact on the appearance and amenity value of the tree.

There the works have been amended to a reduction in radial spread of up to 0.5 to 1 metre, to contain the spread of the tree and alleviate any possible future nuisance.

These amended works 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 area.

**Recommendation**

**APPROVE**

**Grant Consent, subject to the following Conditions:**

1. Approved plans

2. The proposed works, hereby permitted, shall be restricted to;

   **i** Reduction in radial spread of up to 0.5 to 1 metre

   only unless otherwise agreed in writing with the Local Planning Authority and carried out within two years from the date of consent and in accordance with the British Standard BS 3998: 2010 Tree Work.

   **Reason:** *In the interest of visual amenity.*

**Is recommendation contrary to letter(s) of representation?**

No

Case Officer: JDS Date: 09/11/2023

Authorised by: PB Date: 9/11/23