Development Management – Delegated Officer Report **Date; 06/11/20**

Application Number	**AWDM/1568/20**
Address	**11 North Street Shoreham-by-Sea West Sussex BN43 5DJ**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce in height and radial growth by 1 - 2 metres, 2 no. Silver Birch trees, both within the Shoreham Conservation Area.**

Date of site visit: 06/10/20

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

Proposal, Site and Surroundings

The application refers to two small early mature Silver Birch trees located either side of the front garden of 11 North Street. The trees are a prominent part of the street scene and make a contribution to the character and visual amenities of the Shoreham Conservation Area.

Consent is sought to reduce crown height and radial spread by of both trees.

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

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

Consultations: Letter sent to Adur Conservation Area Advice Group, who unanimously agreed to recommend Approval.

Representations: None received.

Relevant Planning History

1993: The property is within the extension to Shoreham-by-Sea Conservation Area designated under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 by the Adur District Council on 23rd November 1993.

Planning Assessment

The trees are two small Silver Birch growing in the Northeast and northwest corners of the front garden adjacent to the pavement of North Street Shoreham-by-Sea. The trees are prominent to the area, and can be seen from many views. The trees are:

<u>Silver Birch T1</u>
This tree is close to the northwest corner of the front garden, and has a single stem that persists to within 0.5 metres of the top of the crown. The first laterals emerge from 1.5 metres, with the tree being slightly unbalance toward the north. The main crown is dense and wide spread for a relatively small tree.

Silver Birch T2
The tree to the northeast is the smaller of the two and has a single stem to 3 metres, where it then becomes twin stemmed, each stem dividing several times to the top of the tree. The first significant laterals emerge from 2 metres. 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 1 - 2 metres, of both trees. The works are to contain the size and spread of the trees and allow more light and air to pass around their crowns.

These works in my opinion would be relatively minor in relation to the overall size, spread and crown form of the trees and would not significantly or adversely affect their appearance, amenity value, or contribution to the character of the Shoreham Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 06/11/2020

Authorised by: PB Date: 6/11/20