Expires 2/1/08.

# Development Control – Delegated Officer Report

**Application Number: ADC/0672/07** **Recommendation – Permit Application**

**Site:** **The Walled Garden 21 Middle Street Shoreham-by-Sea West Sussex**

**Proposal:** **Fell 2 elder trees, pollard row of ash, sycamore and chestnut trees along E boundary, raise canopy of lime over road, cut back privet and hazel, and remove overhang of pollarded trees on S side (TPO 162/2/70 SU)**

## The Application

The application site is a large detached house located on the west side of Middle Street, Shoreham and within the Shoreham Conservation Area. The property sits on a large plot with private gardens surrounded by 2.5 metre high flint walling and numerous trees, many of which are subject to TPO 162/2/70(SU).
This application requests permission to undertake works to a number of these protected trees, mainly in order to reduce their bulk and overhang into the street and neighbouring gardens. More specifically it is to:

1. Fell two Elder trees (T3 and T5 on plan)
2. Pollard the row of Ash, Sycamore and Horse Chestnut trees on east boundary (T7-T9)
3. Raise the canopy of the Lime over the road by 1-2m (T7)
4. Remove overhang of all pollarded trees on south side (T11-T17, T20, T21)

## Consultations and Representations

### Third Parties

No.29 Church Street raise No Objection.

### Contributors

ADCAG raise No Objection.

## Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): CH4, DEV1
Design Bulletin No.1 'Trees and Landscaping' (ADC 1996)
'Tree Preservation Orders: A Guide to the Law and Good Practice' (DETR 2000)

## Planning Assessment

***Policies***

Structure plan policy CH4 requires that development within Conservation Areas respects the character and nature of the area.

***Trees***

The proposal will not unduly impact on the character of the Conservation Area and will tidy a group of trees that are becoming overgrown.
The two Elder trees are leaning heavily onto the boundary flint wall. Were the wall to be removed then the trees would clearly fall into the street with ease. Their felling is therefore essential. The remaining protected trees are mostly Sycamore with intermingled with Elm, Ash and Horse Chestnut trees. They are large specimens that have become overgrown and are leaning either across the street or over the neighbouring garden to the south. Two of the trees have grown such that they are brushing against the tile hanging of No.18 Middle Street.
Jeremy Sergeant has viewed the trees approves the removal of the two Elders and raises no objection to the remaining works. The remaining trees as specified above are recommended to be crown lifted and reshaped to create more compact crowns. This will serve to retain their character and reduce their impact on the surrounding properties and street.
It is noted that there are two Macrocarpa trees and a Pine also sited on the southern boundary. These are not included in the Tree Preservation Order, presumably as they have grown since the Order came into effect in 1970. As these trees are sited in a Conservation Area though permission will be required to undertake works to them under the 6 weeks prior notification procedure.

## Recommendation

APPROVE

Subject to:

5. C1Ciii
6. The following works are hereby approved:
   a) T3 and T5 (Elders): Fell
   b) T7-T9 (Lime Chestnut and Sycamore on eastern boundary): Crown lift and reshape up to 30% to create more compact crown and reduce overhang into highway,
   c) T11-T17, T20 and T21 (Sycamores on southern boundary): Crown lift and reshape up to 30% to create more compact crown and reduce overhang into neighbouring garden.

Reason: In the interests of amenity.

Case Officer:.....

Date: 19/12/07.