Development Management – Delegated Officer Report **Date; 09/05/16**

Application Number	**AWDM/0555/16**
Address	**61 West Street Shoreham-by-Sea BN43 5WF**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial spread by 1.5 to 2 metres and crown lift up to 5 metres one Oak tree T1 in the Shoreham Conservation Area.**

Date of site visit: 25/04/16

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

Proposal, Site and Surroundings

The application refers to a single Oak tree in the centre of the rear garden of the property adjacent to the public foot path that links West Street to Victoria Road. The tree is a part the street scene and makes a contribution to the character and visual amenities of the Shoreham Conservation Area.

Consent is sought to crown lift and reduce radial spread.

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

Consultations: Consultation letters sent to the Adur Conservation Advisory Group. Their response was that the application was unanimously agreed, at their meeting of 2oth May 2016.

Representations: None received.

Relevant Planning History

1971: 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. This charge includes properties within the previously made Shoreham Conservation Area designated May 1971.

Planning Assessment

The tree is a medium sized mature growing in the rear garden, it is a part of the street scene and make a significant contribution to the character and visual amenities of the Shoreham Conservation Area. The tree is clearly visible from the Public foot path that connects West Street to Victoria Road. The tree has a mostly clear single stem to 5 metres, where it then divides into two widely spaced main stems. The southeast stem remains upright whilst the north side stem is more lateral. Both stems divide again at 7 metres forming a wide dense crown. The perimeter of the crown is close to the western wall of 61 West Street and neighbouring properties.

The proposed works are to reduce radial spread by up to 1.5 to 2 metres and crown lift up to 5 metres. The works are to contain the spread of the tree, allow clearance to nearby properties and allow clear access underneath the crown.

These 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 Shoreham Conservation Area.

Recommendation

Grant Consent, no Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 19/05/2016

Authorised by: PD Date: 3.6.16