Expiry Date - 23/08/2010

Development Control – Delegated Officer Report

Application Number: ADC/0254/10 **Recommendation – Permit Application**

Site: **Adur Lodge The Street Shoreham-by-Sea West Sussex**

Proposal: **Felling of Holly tree on south east corner behind garage (6 weeks prior notification of works to tree in a Conservation Area)**

The Application

An application has been submitted, giving six weeks prior notice of the intention to fell a holly tree in the rear garden of Adur Lodge, within the Old Shoreham Conservation Area. The tree is in the south east corner of the garden and is causing a nuisance to the neighbours to the east at 7 Lodge Court through loss of light and dropped leaves.

Consultations and Representations

Consultations/Comments

Adur District Council: The Council's Assistant Parks Manager has stated that the tree is in good health with no obvious signs of damage or decay. It could be acceptable to reduce the tree or crown lift and thin. He initially recommended that permission to fell is denied. However, after discussions with the case officer about its visual prominence, he has agreed that the tree can be felled.

ADCAG – Deny application and follow tree officer's suggestion to lift crown and thin.

Third Parties

1 letter received from the occupier of 7 Lodge Court supporting the application to fell the tree. He confirms that leaves fall regularly on to his summerhouse while the height of the tree prevents late afternoon sun from reaching the garden.

Relevant Planning Policies and Guidance

Expiry Date - 23/08/2010

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AB23
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

Local Plan policy AB23 states that Tree Preservation Orders will be made to safeguard existing trees in the District where their loss would have an adverse effect on the existing and future environment and its enjoyment by the public.

Assessment of Tree

The tree is approximately 30 years old and 10m high. It is located on the boundary with 7 Lodge Court, within the rear garden of Adur Lodge. While it is a reasonably attractive specimen, there are a number of other trees in proximity to the Holly which have the effect of making the Holly a less prominent feature than if it stood alone. It can be seen from Lodge Court, across the garden of No.7, and is only visible as distant feature from The Street. On balance, it is not considered that it has sufficiently significant prominence in the street scene to warrant its formal protection.

Recommendation

Do not make TPO.

Case Officer Peter Barnett Date 3 August 2010