Development Management – Delegated Officer Report **Date: 14/02/18**

Application Number	**AWDM/1893/17**
Address	**32 Southdown Road Shoreham-By-Sea BN43 5AN**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce height by up to 1.5 metres and radial spread by up to 2.5 metres one Cherry tree (T1); reduce height by up to 1.5 metres and radial spread by up to 2.5 metres one Walnut tree (T2); reduce height and radial spread by up to 3 metres and crown thin by up to 25% one Apple tree (T3) and reduce height and radial spread by up to 3 metres on Holly (T4) in the Shoreham Conservation Area.**

Date of site visit: 14/02/18

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

Proposal, Site and Surroundings

The application refers to four small to medium sized trees in the rear garden near the north and southern boundaries. The trees are a part of the area and make a contribution to the character and visual amenities of the Shoreham Conservation Area.

Consent is sought to reduce height and radial spread of each tree, and additionally crown thin the Apple tree T3.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1971: The Shoreham Conservation Area was designated in May 1971.

1993: The area was extended to include two streets north of the railway line – Queens Place and Southdown Road.

2006: Crown reduction of elm tree (subject to TPO 13.53/4/97/SU)

2010: ADC/0081/10 | Fell birch, laburnum and 8 no. leylandii; repollard eucalyptus; crown lift walnut and lop holly tree (6 weeks prior notification of works to trees in Conservation Area) Permitted.

2013: Section 211 Notice under the Town and Country Planning Act 1990 to fell one Eucalyptus tree in front garden of property.

Planning Assessment

The trees are all in the rear garden of the property where they are mostly hidden from the public road. The trees are along the north and eastern boundaries with the Holly being located close to the southeast corner. The tees are;

T1 Cherry
The Cherry tree is the closest to the main building, located along the northern boundary of the rear garden. This is a small tree that has a single stem to 2 metres, where it then divides into two: The west stem persists to the top of the crown, the eastern stem divides again at 3 metres.

The main crown is sparse with some wider spread slightly over extended laterals.

The proposed works are to reduce the crown height by up to 1.5 metres, and to reduce the radial spread by up to 2.5 metres. These works are to contain the size and spread of the crown.

T2 Walnut
This is the largest and most significant tree of the proposal. The tree is located 4 to 5 metres from the eastern end of the garden. The tree has single stem that is clear to 3.5 metres, and that persists to the top of the crown. There is a significant sized secondary ascending limb that emerges from 3.5 metres on the southern side.

The main crown is dense mostly compact with some wider spread slightly over extended laterals.

The proposed works are to reduce the crown height by up to 1.5 metres and reduce radial spread by up to 2.5 metres. The works are to contain the size and spread of the tree.

T3 Apple
The Apple tree is located slightly to the south of the Walnut T2. The tree has a large diameter single stem to 1.5 metres, where it then splits into two tightly forked stems. Each stem divides several times up to 4 metres, where all stems have been previously reduced.

The upper section of the main crown is dense, with only a sparse covering up to 4 metres.

The proposed works are to reduce the height and spread of the tree by up to 3 metres, and to crown thin up to 25%. These works are to contain the size and spread of the tree and allow more light and air to pass through its crown.

T4 Holly
The Holly tree T4 is growing close to the southeast corner of the rear garden. The tree has single stem to 1.25 metres, where it then becomes twin stemmed. The larger laterals emerge from 2 metres, and most have been harshly reduced close to the main stems. This has resulted in many small water shoots that form a dense thicket.

The main crown is dense with some wider spread slightly over extended laterals.

The proposed works are to reduce the height and spread of the tree by up to 3 metres. These works are to contain the size and spread of the tree and to reshape its crown.

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: 14/02/2018

Authorised by: Gary Peck Date: 15 February 2018