Development Management – Delegated Officer Report **Date; 18/02/20**

Application Number	**AWDM/0056/20**
Address	**14 The Street Lancing West Sussex BN15 OPN**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace one Eucalyptus due to excessive shading, in the North Lancing Conservation Area.**

Date of site visit: 10/02/20

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

Proposal, Site and Surroundings

The application refers to a single Eucalyptus tree in the rear garden of the property. The tree is not visible from the road and makes a limited contribution to the character of the North Lancing Conservation Area.

Consent is sought to fell and replace the tree.

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

Consultations: Letter sent to Lancing Parish Council who replied that they had no objection.

Representations: None received.

Relevant Planning History

1997: The property is included within the Salvington Conservation Area XVI designated by the Council on 29th April 1997.

2014: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by up to 3.5 metres and reduce radial spread by up to 2 metres, one Eucalyptus tree in the North Lancing Conservation Area.

Planning Assessment

The Eucalyptus tree is a medium sized early mature growing alongside the eastern boundary of the rear garden between 14 and 12 The Street Lancing, where it is not visible from the public road.

It has a single stem to 3.5 metres with the crown breaking at 2 metres, the emerging stems having been initially pollarded at 6.5 metres. The resulting re-growth is mostly long slender stems that are heavily laden making the tree top heavy with no defined shape and multiple leaders. The main crown is dense and moderately wide spread.

The proposed works are to fell and replace the tree due to its rapid growth and shading. Although the tree is a reasonable size and age, it makes only a limited contribution to the North Lancing

Conservation Area, and is not of a species size or form that is of particular importance. Therefore consent to fell and replace is recommended.

These works in my opinion will be large in relation to the overall number of trees and an amount of change will take place. However the effect on the area will be compensated by the planting of a replacement tree.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 18/02/2020

Authorised by: Date: