Development Management – Delegated Officer Report **Date; 24/06/14**

Application Number **AWDM/0689/14**

Site Address: **146 First Avenue Lancing BN15 OET**

Proposal: **Section 211 Notice under the Town and Country Planning Act 1990 to crown reduce radial spread and crown height by up to 1 to 1.5 metres on one Magnolia tree in the North Lancing Conservation Area.**

Date of site visit: 10/06/14

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

Proposal, Site and Surroundings

The application refers to one Magnolia tree, in the front garden of 146 First Avenue Lancing. The tree is relatively inconspicuous amongst the other trees and shrubs in the front garden of the property, but becomes a highly visible point of interest when in flower.

Consent is sought to reduce the overall size of the tree by up to 1.5 metres.

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

Consultations: One consultation received from the Adur District Conservation Advisory Group, which recommends approval subject to Officer advice.

Representations: None received.

Relevant Planning History

1992: The property is within the North Lancing Conservation Area. This was confirmed by Adur District Council on 24/11/1992.

Planning Assessment

The tree is a medium sized tree growing along the front garden's eastern boundary at 146 First Avenue Lancing. The tree is part of a dense closely planted group that covers the frontage to the property adjacent to the public footpath.

The Magnolia tree provides a spectacular display of large white flowers during the summer, which is the main feature of the plant. The tree is around 7 – 8 metres tall, with a broadly domed crown from ground level. Previous works to cut back along the front path have left some dying back stump ended limbs.

The proposed works are to reduce the radial spread and height of the tree by up to 1.5 metres, to maintain the size and spread of the tree. The work is to be carried out in accordance to best practise, which may take several seasons to complete.

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 North Lancing Conservation Area.

Recommendation

Grant Consent, subject to the following Conditions:

1. Proposed works, hereby permitted, shall be restricted to those specified in the application, only, unless otherwise agreed in writing with the LPA, and carried out within two years from the date of consent, and in accordance with the British Standard BS 3998: 2010 Tree Work

   Reason: *in the interest of visual amenity*

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 24/06/2014

Authorised by: PD Date: 2.7.14