Development Management – Delegated Officer Report **Date; 17/10/23**

Application Number	**AWDM/1129/23**
Address	**The Old Rectory Cottage 55c Kingston Lane Southwick West Sussex BN42 4SP**
Proposal	**Application for consent under Adur Tree Preservation Order No.162-1-82(SW) of 1982 to reduce crown height and radial spread by up to 1.5 metres one Sycamore tree T44.**

Date of site visit: 29/08/23

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

Proposal, Site and Surroundings

The application refers to a large mature Sycamore tree located near the centre of the east side of the divided rear garden, near the boundary with Southwick Old Rectory Kingston Lane. The tree is part of a number of trees that are a prominent part of the street scene and make a significant contribution to the character and visual amenities of the Southwick Conservation Area.

Consent is sought to reduce crown height and radial spread.

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

Consultations: Letter sent to ACAAG - Adur Conservation Area Advice Group who did not respond.

Representations: None received.

Relevant Planning History

1976: The Southwick Conservation Area was first designated in June 1976.

1982: Adur Tree Preservation order Number 162-1-82(SW) of 1982 made.

1996: Crown reduction (by 20%) of 2 Lime trees and crown reduction (by 25%) & removal of large limb of Ash (TPO 162/1/82/SW)

Planning Assessment

The tree is a large tall mature Sycamore growing in the rear grounds garden. The tree is prominent to the area, and can be seen from many views.

The tree has a single stem to 6 metres where it then divides into two upright stems that each divide again at 8 metres. The tree has some large epicormic at the union of the first two stems at 6 metres being otherwise mostly clear to 10 metres where the crown breaks. The main crown is dense and wide spread with some over extended laterals to the west and southwest.

The proposed works are to reduce crown height and radial spread by up to 1.5 metres. The works are to contain the size and spread of the tree, abate possible future nuisance to the recently re-thatched roof and allow more light and air to pass around 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 Southwick Conservation Area.

Recommendation

APPROVE

Grant Consent, subject to the following Conditions:

1. Approved plans

2. The proposed works, hereby permitted, shall be restricted to those specified in the application only unless otherwise agreed in writing with the Local Planning Authority 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: 17/10/2023

Authorised by: PB Date: 17/10/23