Development Management – Delegated Officer Report **Date; 13/05/19**

Application Number	**AWDM/0645/19**
Address	**26 Southdown Road Shoreham-by-Sea West Sussex BN43 5AN**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to fell 1no. Silver Birch tree which is rotten in rear garden and within the Shoreham Conservation Area.**

Date of site visit: 10/05/19

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

Proposal, Site and Surroundings

The application refers to a large mature located in the centre of the rear garden. The tree is a part of the character and visual amenities of the Shoreham Conservation Area.

Consent is sought to fell and replace the tree.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1977: Worthing Tree Preservation order Number of confirmed on 020/03/201904.

2012: Crown reduction by 1.5m of the lateral branches and 2m -2.5m from upper canopy to growth points, and crown thin by 10% of T1 Silver Birch; 1m-1.5m reduction of lateral branches, and 1.5m - 2m from upper canopy to growth points, and 20% crown thin of T2 Cherry in rear garden (6 weeks notice for works to trees in a Conservation Area).

Planning Assessment

The tree is a large mature growing as a central feature of the lawn in the rear garden, being more centrally located the tree is obscured from view from the public areas of the Shoreham Conservation Area.

The tree has large a diameter single stem to 7 metres, with many large laterals from 2 metres. The main scaffold limbs are mostly damaged and decayed, with several cavities. The main crown is sparse with minimal epicormic regrowth mostly on the perimeters.

The proposed works are to fell and replace the tree. The tree is in decline and as such could not be considered for a Tree Preservation Order.

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 Shoreham Conservation Area will be minimal due to the low impact of the tree on the street scene.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 29/05/2019

Authorised by: PB Date: 29/5/19