Development Management – Delegated Officer Report **Date; 26/02/2025**

Application Number	**AWDM/1488/24**
Address	**Brooklands Cottage West Street Sompting West Sussex BN15 OAP**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by up to 2 to 3 metres / to below upstairs window and associated works, one Bay tree T1, and to crown lift to clear adjacent garage roof one Cherry tree T2, in the Sompting Conservation Area.**

Date of site visit: N/a

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

Proposal, Site and Surroundings

The application refers to two trees: one medium sized Cherry and one slightly larger Bay, in the front garden. The trees are a part of the street scene and make a contribution to the character and visual amenities of the Sompting Conservation Area.

Consent is sought to reduce crown height to below upstairs window and associated works, one Bay tree T1, and to crown lift to clear adjacent garage roof one Cherry tree T2.

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

Consultations: Letter sent to Lancing Parish Council who responded that they have no objections.

Representations: None received.

Relevant Planning History

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

2017: Section 211 Notice under the Town and Country Planning Act 1990 to reduce Tree of Heaven by 2-3 metres around the entire crown (T1); Fell Juniper to ground level (T2).

Planning Assessment
The trees are two early matures growing in the front garden. The Bay T1 is near the Southeast corner close to the main building, with the Cherry T2 being in the Northwest adjacent to the detached single garage. The trees are prominent to the area, and can be seen from many views. The trees are:

<u>Bay tree T1</u>
This tree consists of several large clusters of stems with 2-3 main spires. The tree has foliage from ground level and is interspersed with adjacent climbers and other shrubs. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce crown height by up to 2 to 3 metres or to below the level of the upstairs window and associated works. The works are to contain the size and spread of the tree and allow more light and air to pass over the crown.

Cherry tree T2
The Cherry tree T2 has twin stems from ground level that each divide from 2 metres, into several stems some of which arch over to the West. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to crown lift to clear adjacent garage roof by up to 1 to 1.5 metres. The works are to contain the spread of the tree and abate possible future nuisance to the adjacent garage.

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 Sompting Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date:26/02/2025

Authorised by: PB Date: 26/2/25