Development Management – Delegated Officer Report **Date; 25/09/19**

Application Number	**AWDM/1254/19**
Address	**26 Southdown Road Shoreham-by-Sea West Sussex BN43 5AN**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown by 3.5m and radial spread by 3.5m of Bay tree in rear garden within Shoreham Conservation Area.**

Date of site visit: 24/09/19

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

Proposal, Site and Surroundings

The application refers to a medium sized early mature Bay located at the eastern end of the rear garden close to the northeast corner and the boundary wall. The tree is a part of the landscape and makes a contribution to the character and visual amenities of the Shoreham Conservation Area.

Consent is sought to reduce height and spread of the tree.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1971: Extension to Shoreham-by-Sea Conservation Area designated under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 by the Adur District Council on 23rd November 1993. ***this charge includes properties within the previously made Shoreham Conservation Area designated May 1971.

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).

2019: 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.

Planning Assessment

The tree is a small to medium sized mature Bay growing in the rear garden adjacent to the east boundary wall. The tree is part of the area, and can be seen from limited public views.

The tree has a single stem to 1 metre where it then divides into several stems that spread in a linear group against the tall rear wall. The tree has is tall with no definable shape or form and no main or central leaders. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce the height and spread of the tree by up to 3.5 metres. The works are to contain the size and spread of the tree and allow more light and air to pass over and 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 Shoreham Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 25/09/2019

Authorised by: PB Date: 25/9/19