Development Management – Delegated Officer Report **Date; 21/04/17**

Application Number	**AWDM/0469/17**
Address	**Walnut Cottage 106 Connaught Avenue Shoreham-By-Sea West Sussex**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by up to 2 metres, and reduce radial spread by up to 1 metre on two Beech trees T1 and T2, one Walnut tree T3 and one Hawthorn T4, in the Old Shoreham Conservation Area.**

Date of site visit: 11/04/17

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

Proposal, Site and Surroundings

The application refers to four trees, two the northern side of the property, and two in the front garden of the listed building of 106 Connaught Avenue. The trees are part of an established group of trees, which are part of in the street scene and make a contribution to the character and visual amenities of the Old Shoreham Conservation Area.

Consent is sought to reduce crown height and radial spread of all four trees.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1972: Grade II Listed Building registered 8th November 1972 - Walnut Cottage and Old Malt Cottage Connaught Avenue, Shoreham-BY-Sea, date of certification of list by or on behalf of the Minister 29th September 1972

1975: The Old Shoreham Conservation Area designated under section 277 of the Town and Country Planning Act 1971, as amended by the Town and Country Amenities Act 1974 by the Adur District Council on the 17th November 1975.

Planning Assessment

The trees are four small early matures growing in the front and side garden of Walnut Cottage. The trees are visible from the road, with the two Beech trees being set slightly further back adjacent to the entrance drive of 106a Connaught Avenue. The trees are;

Beech trees T1 & T2
The Beech trees are located to the north side of Walnut Cottage, adjacent to the driveway into 106a Connaught Avenue. The trees are both single stemmed to 1.5 to 2 metres, then becoming twin stemmed with the stems dividing several times to the tops of the crowns. The main crowns are mostly compact with some wider spreading laterals. Neither tree has a defined central leader.

Walnut T3
The Walnut tree is located in the northwest corner of the front garden. The tree has a single stem to 1.5 metres where it then becomes twin, with one central stem and one stem angled out to the northwest. The main crown is dense and wide spread.

Hawthorn T4
The Hawthorn is a slightly older tree with a cluster of fused stems from ground level, that begin to separate at 1 to 1.5 metres. The main crown is dense and overbalanced to the west.

The proposed works for all four trees are to reduce the crown heights by up to 2 metres, and reduce radial spread by up to 1 metre. The works are to contain the size and spread of the crowns.

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 area Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 21/04/2017

Authorised by: PD Date: 12.5.17