Development Management – Delegated Officer Report **Date; 09/11/15**

Application Number	**AWDM/1453/15**
Address	**13 Southdown Road Southwick BN42 4FT**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce to ground level two Bay trees in the Southwick Conservation Area.**

Date of site visit: 23/10/15

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

Proposal, Site and Surroundings

The application refers to two Bay trees in the front garden of 13 Southdown Road Southwick. The trees are part of the street scene and make a contribution to the character and visual amenities of the Southwick Conservation Area.

Consent is sought to reduce both trees to ground level.

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

Consultations: Consultation letters sent to Southern Water Developer Services, who responded that they have no objections.

Representations: None received.

Relevant Planning History

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

Planning Assessment

The trees are two Bay trees or large bushes growing either side of the entrance drive in the front garden of the property, adjacent to the pavement of Southdown Road. The two Bays form a dense dark screen to the front of the property.

The trees are both multi-stemmed from ground level, the Bay to the west of the driveway having spread by new stems over a large area. The Bays overhang the adjacent public pavement, and have begun to abut the small street trees.

The proposed works are to reduce both Bays down to ground level, with the intention to allow them to re-grow into more manageable hedge or shrubs.
These works in my opinion will be large in relation to the overall size and form of the tree and a significant amount of reduction will take place. However the effect on the appearance, amenity value and character of the Southwick Conservation Area will not be detrimental.

Recommendation

Grant Consent, subject to the following Conditions:

1. Proposed works, hereby permitted, shall be restricted to those specified in the application, only, unless otherwise agreed in writing with the LPA, 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: 09/11/2015

Authorised by: PD Date: 17.11.15