

Application Number **AWDM/0137/26**

Address **19 Queens Place Shoreham-by-Sea West Sussex BN43 5AA**

Proposal **Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial spread by up to 2 to 3 metres one Silver Birch tree and to fell and replace one Apple tree in the Shoreham Conservation Area.**

Date of site visit: 05/03/26

Neighbours checked: Y

Additional neighbour notifications: N

Site notice: (wider publicity / conservation area): Y

Proposal, Site and Surroundings

The application refers to two small to medium trees, an Apple in the northeast corner of the front garden and a Silver Birch in the rear garden. The Apple tree is a prominent part of the street scene and makes a contribution to the character and visual amenities of the Shoreham Conservation Area, the Silver Birch has less public visibility.

Consent is sought to reduce radial spread one Silver Birch tree and to fell and replace one Apple tree.

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

Consultations: Letter sent to ACAAG - Adur Conservation Area Advice Group who did not respond.

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: Six week's notification to crown reduce height and width by 1.5 metres and remove rubbing/crossing branches and dead wood on 1 Silver Birch tree (within the Shoreham Conservation Area)

Planning Assessment

The trees are a small mature Apple tree growing in the front garden adjacent to the pavement of Queens Place, and a slightly larger Silver Birch in the rear garden. The Apple tree is prominent to the area, and can be seen from many views, the Silver Birch has no public views.

The trees are:

Silver Birch

The Silver Birch tree has a single stem to 3 metres, where it then divides into three main scaffold stems, two that are upright to the north and south, and one that angles outward to the east. The first laterals emerge from 3 metres. The tree has several areas of faciation (or Whitche's broom) with dense masses of shoots growing from a single point, with the resulting structure resembling a broom or a bird's nest. The main crown is dense and wide spread with some slightly over extended laterals..

The proposed works are to reduce radial spread by up to 2 to 3 metres. The works are to contain the spread of the tree and allow more light and air to pass the crown.

Apple tree

This tree has a single stem to 1.5 metres, with upright limbs from 1 metre. The stem divides at 1.5 metres into three main stems that each divide again from 3 to 3.75 metres. The main stem is gnarled, despite being relatively slender. The main crown is dense and wide spread

The proposed works are to fell and replace the tree, due to the proximity of the tree and damage being caused to the low retaining walls of the front garden.

The works to the Silver Birch tree, 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.

The felling of the Apple tree will be large in relation to the overall number of trees and a significant amount of change will take place. However the effect on the Shoreham Conservation Area will be compensated with the provision of a replacement tree.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 26/03/2026

Authorised by: PB Date: 26 March 2026