Development Management – Delegated Officer Report **Date; 12/12/18**

Application Number	**AWDM/1671/18**
Address	**Orchard Cottage The Street Shoreham-by-Sea West Sussex BN43 5NJ**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce height and radial growth by 1-2 metres to one Eucalyptus tree in rear garden (T1) within the Old Shoreham Conservation Area**

Date of site visit: 04/10/18

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

Proposal, Site and Surroundings

The tree is a part of an established group of trees, which are part of the area and make a contribution to the character and visual amenities of the Old Shoreham Conservation Area.

Consent is sought to carry out reduction in height and spread,

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

Consultations: None.

Representations: None received.

Relevant Planning History

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 - Old Shoreham (area centred around St. Nicholas Church and including certain houses and their grounds adjoining parts of the Street, Adur Avenue, St. Nicholas Lane, Steyning Road, Upper Shoreham Road, Connaught Avenue and Old Shoreham Road, Shoreham-By-Sea). Amendment to Old Shoreham Conservation Area passed by Adur District Council 14th September 1993 - registered 23rd November 1993.

2015: Section 211 Notice under the Town and Country Planning Act 1990 to reduce height and radial spread by up to 2 metres one Cherry tree T1, reduce crown height by up to 2 metres one Rowan tree T2, reduce crown height by up to 2 metres and reduce radial spread by up to 1 metre on two Silver Birch trees T3 and T4, reduce to clear building by up to 2 metres one Silver Birch tree T6, fell one Cypress tree T5 and carry out remedial works to recent pruning of one Eucalyptus tree T7 in the Old Shoreham Conservation Area.

2018: Section 211 Notice under the Town and Country Planning Act 1990 to reduce in height by 2-3m and reduce radial spread by 1-2m of 2no. Silver Birch trees T1 and T2; reduce back to previous point by reducing in height and radial spread by 1m of Cherry tree T3

Planning Assessment

The Eucalyptus tree is a small to medium sized immature growing in the middle of the rear garden, where it has limited public views. The tree is single stemmed tree to 2 metres, where it then becomes multi-stemmed, with the main scaffold limbs and stems having been previously reduced. The crown is dense with minimal wide or low branch work.

The proposed works are to reduce the crown height and radial spread by up to 1 to 2 metres. These works are to contain the size and spread of the tree.

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 Old Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 12/12/2018

Authorised by: PB Date: 12/12/18