Development Management – Delegated Officer Report **Date: 06/09/16**

Application Number	**AWDM/1161/16**
Address	**14 Downsway Shoreham-by-Sea BN43 5GN**
Proposal	**Application for consent under Adur Tree Preservation Order No.13.53/2/00 (Su) of 2000 to crown lift to allow clearance of up to 3 to 4 metres above building, and remove epicormics growth on one Lime tree T3.**

Date of site visit: 03/08/16

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

Proposal, Site and Surroundings

The application refers to a single tall mature Lime tree in the front garden of 14 Downsway Shoreham-by-Sea. The tree is within a small grassed area between the main dwelling and the wall adjacent to Downsway.

The tree is part of a pair of established trees, which are part of in the street scene and make a contribution to the character and visual amenities of the area.

Consent is sought to crown lift branches above the attached garage of the main building, and to remove epicormics growth.

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

Consultations: None.

Representations: None received.

Relevant Planning History

2000: Adur Tree Preservation order TPO/13.53/2/00(SU) of 2000 confirmed on 21/11/2000.

Planning Assessment

The tree is a small large tall mature growing in the front garden of the property adjacent to the driveway and the public road of Downsway Shoreham-by-Sea.

The tree has straight single stem to 10 metres, which has mostly small epicormic growth with the first significant limbs emerging at 11 metres. The single stem divides into two co-dominant stems that each extend to 14 metres, before dividing into multiple smaller stems, that form the slightly bushy top

of the crown. The main crown is dense, and very high, with some lower hanging over arching secondary limbs.

The proposed works are to crown lift the canopy over the adjacent garage, to give a clearance of 3 to 4 metres, and to remove epicormic growth. The works are to prevent possible nuisance, and to allow more light to pass around the main stem.

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 area.

Recommendation

Grant Consent, subject to the following Conditions:

1. The proposed works, hereby permitted, shall be restricted to those specified in the application only unless otherwise agreed in writing with the Local Planning Authority 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: 06/09/2016

Authorised by: Gary Peck Date: 6 September 2016