Development Management – Delegated Officer Report **Date; 14/08/17**

Application Number	**AWDM/1133/17**
Address	**9 Mill Lane Shoreham-By-Sea West Sussex BN43 5AG**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce south side away from property by approximately 1m one Sycamore tree in front garden in the Shoreham Conservation Area.**

Date of site visit: 08/08/17

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

Proposal, Site and Surroundings

The application refers to a medium to large mature Sycamore tree near the northeast corner of the main building. The tree is in the front garden, adjacent to the carriage way of Mill Lane. The tree is a part of the street scene and makes a significant contribution to the character and visual amenities of the Shoreham Conservation Area.

Consent is sought to reduce radial spread to allow clearance to building.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1993: The property is within the 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.

2005: Crown Thinning And Reduction Of Monkey Puzzle Tree (Subject To Tree Preservation Order 13.53/4/94(Su)

2012: Section 211 Notice under Town and Country Planning Act 1990 to crown reduce 1 Sycamore tree by up to 2 metres on all sides (No reduction in height) (6 weeks notice for works to a tree in a Conservation Area)

Planning Assessment

The tree is a large early mature growing in the front garden adjacent to the Road, and the main building. The tree is prominent to the area, and can be seen from many views.

The tree has a single stem to 8 metres, where it then divides into two, with a strong wide “Y” shaped union. The tree has foliage from ground level and a heavy incursion of Ivy that extends to 5 to 6

metres high. The main crown is dense and wide spread with mostly smaller secondary branches making contact with the side and roof of the main building.

The proposed works are to reduce the southwest side of the tree by up to 1 metre, to allow clearance to the main dwelling.

The works are to contain the spread of the crown and abate nuisance.

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 Shoreham Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 14/08/2017

Authorised by: PD Date: 1.9.17