Expires 1/10/08.

Development Control – Delegated Officer Report

Application Number: ADC/0397/08 **Recommendation – Permit Application**

Site: **St Marys Cottage St Marys Road Shoreham-by-Sea West Sussex**

Proposal: **Crown-lifting and back growth reduction of copper beech tree (TPO 162/1/80/SU)**

The Application

This application relates to a Copper Beech tree located within the rear garden of St Mary's Cottage, St Mary's Road, Shoreham. The tree is a large mature specimen notable for its wide crown and is subject to TPO 162/1/80/SU. It is sited in the north east corner of the garden such that much of its crown overhangs the neighbouring garage compound to the north and the rear yard to St Mary's House to the east.
Permission is sought to lift the crown by 2 metres over the garden of St Mary's Cottage and to remove back growth from the eastern side also by 2 metres.

Consultations and Representations

Consultations/Comments

Jeremy Sergeant — Recommends works be permitted.

Third Parties

No representations have been received.

Contributors

ADCAG raise no objection.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): CH4, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AB23
Design Bulletin No.1 'Trees and Landscaping' (ADC 1996)
'Tree Preservation Orders: A Guide to the Law and Good Practice' (DETR 2000)

Planning Assessment

Policies
Local Plan policy AB23 states that Tree Preservation Orders will be made to safeguard existing trees in the District where their loss would have an adverse effect on the existing and future environment and its enjoyment by the public.

Trees
The tree has a very wide crown compared to its modest height. Much of this crown is at a relatively low height and overhangs surrounding garden, yard and garage compound. A recent permission for similar works (SU/16/03/TP) was approved in 2003. Jeremy Sergeant has viewed the tree and raises no objection. It is not considered that these works will compromise its amenity value, principally as much of the lower part of the tree is sheltered from public view by the tall flint front walls to St Mary's Cottage.

Recommendation

APPROVE:-

Subject to:

1. C1Ciii
2. C11M
3. The following works are hereby approved:
    a. T1 (Copper Beech): Crown lift by up to 2 metres over garden of St Mary's Cottage and reduce growth adjacent to St Mary's House by up to 2 metres.

    Reason: In the interests of amenity.

Case Officer:.....

Date:19/9/08.

PB 19/9/08