Development Management – Delegated Officer Report **Date; 28/09/21**

Application Number	**AWDM/1353/21**
Address	**6 Rooksacre Cottages Sompting West Sussex BN15 0AX**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by 4 metres, and reduce radial spread by up to 1 metre Hazel T1, reduce crown height and radial spread by up to 1 metre Whitebeam T2, and to fell and replace Conifer trees T3 and T4 in the Sompting Conservation Area.**

Date of site visit: 07/09/21

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

Proposal, Site and Surroundings

The application refers to four small trees, ranging from new to early mature, located to the north and south of the small front garden. The trees a part of the street scene and make a contribution to the character and visual amenities of the Sompting Conservation Area.

Consent is sought to reduce crown height and reduce radial spread Hazel T1, and Whitebeam tree T2, and to fell and replace Conifer trees T3 and T4.

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

Consultations: Letter sent to Sompting Parish Council, who commented that if these trees are to be replaced, consideration should be given to the size of the replacement trees.

Representations: None received.

Relevant Planning History

1992: The property is within the Sompting Conservation Area. This was confirmed by Adur District Council on 24/11/1992.

Planning Assessment

The trees are two early matures: one Hazel and one Whitebeam, that are located close to the front garden wall adjacent to the pavement of West Street, and two much smaller younger Conifers close to the main building, either side of the front windows The Hazel and Whitebeam are prominent to the area, and can be seen from many views, with the Conifers making less of a contribution. The trees are:

<u>Hazel T1</u>
The Hazel T1 is more bush than formal tree, with multiple stems from ground level forming a dense mass of slender stems that each support small limbs and foliage from the base. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce crown height by 4 metres, and reduce radial spread by up to 1 metre. The works are to contain the size and spread of the tree allow access and allow more light and air to pass the crown.

Whitebeam T2
This tree has a single slender stem that persists to 1 metre, where it then divides into several mostly ascending secondaries. The stems are clear to 1.8 metres. The main crown is dense and wide spread.

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

Conifer T3 and Conifer T4
There are two very small young Conifers growing either side of the front window of the property. Tree T3 is to the west, and is formed of a single slender column that extends to approximately 5.5 metres. The Conifer T4 is far smaller, and possibly did not need Local Planning Authority consent as it is less than 1.5 metres tall and forms a small shrub close to the front of the house.

The proposed works are to fell and replace both trees, due to the species and their proximity to the main building.

The works to the Hazel T1 and Whitebeam T2, in my opinion would be relatively minor in relation to the overall size, spread and crown form of the trees and would not significantly or adversely affect their appearance, amenity value, or contribution to the character of the Sompting Conservation Area.

The works to fell and replace the Conifer trees T3 and T4 will also be relatively minor, with any effect on the area being compensated with the provision of replacement trees.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 28/09/2021

Authorised by: PB Date: 28/9/21