Development Management – Delegated Officer Report **Date; 21/10/14**

Application Number	**AWDM/0951/14**
Site Address:	**14 The Street Lancing BN15 OPN**
Proposal:	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by up to 3.5 metres and reduce radial spread by up to 2 metres, one Eucalyptus tree in the North Lancing Conservation Area.**

Date of site visit: 25/09/14

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

Proposal, Site and Surroundings

The application refers to a single Eucalyptus tree in the rear garden of the property. The tree is not visible from the road and does not make a significant contribution to the character of the North Lancing Conservation Area.

Consent is sought to reduce the tree by up to one third in height and to reduce radial spread.

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

Consultations: Consultation letters sent to the Adur District Conservation Advise Group, and to Lancing Parish Council. Lancing Parish Council raised no objections, and the Adur District Conservation Advise Group did not make a comment.

Representations: One received, from the neighbour at 12 The Street Lancing. The letter is in support of the works, and additionally giving support should there be a request for the tree to be felled.

Relevant Planning History

1997: The property is included within the Salvington Conservation Area XVI designated by the Council on 29th April 1997.

Planning Assessment

The tree is a medium sized trees growing alongside the eastern boundary of the rear garden between 14 and 12 The Street Lancing. The tree is not visible from the public road.

The tree is single stemmed to the crown break at 2 metres, the emerging stems having been initially pollarded at 3 metres. The resulting re-growth is slender with heavily laden secondary branches. This has made the tree top heavy with no defined shape and multiple leaders.

The proposed works are to repeat previous works, and reduce the tree height by approximately one third (3.5 metres) and to reduce the radial spread by up 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 number size, and form of the trees in the area, and would not significantly or adversely affect the appearance, amenity value, or the character of the North Lancing Conservation Area.

Recommendation

Grant Consent, subject to the following Conditions:

1. Proposed works, hereby permitted, shall be restricted to those specified in the application, only, unless otherwise agreed in writing with the LPA, 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: 21/10/2014

Authorised by: PD Date: 21.10.14