Development Management – Delegated Officer Report **Date; 19/02/16**

Application Number	**AWDM/0118/16**
Address	**The Walled Garden 21 Middle Street Shoreham-by-Sea BN43 5DP**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to fell one Ash tree in the Shoreham Conservation Area.**

Date of site visit: 10/02/16

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

Proposal, Site and Surroundings

The application refers to a single Ash tree in the front garden of 21 Middle Street. The tree is growing in a small border in between the wall infill from the gate pillar to the rear wall of the garage building of 27 Middle Street.

The tree is a part of in the street scene and makes a contribution to the character and visual amenities of the Shoreham Conservation Area.

Consent is sought to remove the tree.

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

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.

2009: Removal of lower limbs of Field Maple (No.27) and cutting back of Willow (No.21) to boundary (6 weeks prior notification of works to trees in Conservation Area)

2011: Various works to 12 trees in Conservation Area and subject to TPO 162/2/70 (SU).

Planning Assessment

The tree is a small immature Ash growing in the garden of 21 Middle Road directly in contact with the tile edged flat roof of the garage of 27 Middle Street, adjacent to the eastern boundary wall.

The tree has a single slender clear stem to 3 metres, where it then divides into several mostly upright smaller stems. The crown is open and compact, with a greater concentration of secondary branches to the top. The dense upper crown makes the tree slightly top heavy.

The proposed works are to remove the tree. The reason given is due to the physical contact with the adjacent garage building. As the development of this tree is unsustainable it is recommended that consent is given.

These works in my opinion would be relatively minor in relation to the overall number size, and form of the trees and would not significantly or adversely affect the appearance, amenity value or character of the Shoreham 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: 19/02/2016

Authorised by: Date: