Development Management – Delegated Officer Report **Date; 16/10/15**

Application Number	**AWDM/1157/15**
Address	**Smugglers Hyde 30 John Street Shoreham-by-Sea BN43 5DN**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to crown reduce radial spread and crown height by up to 3 metres one Magnolia tree in the Shoreham Conservation Area.**

Date of site visit: 10/09/15

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

Proposal, Site and Surroundings

The application refers to a single Magnolia tree in the rear garden of 30 John Street Shoreham-by-Sea. The tree is visible mainly from the nearby Middle Street Public Car Park. Although set far back in view the tree does make a contribution to the character and visual amenities of the Shoreham Conservation Area.

Consent is sought to reduce the crown height and radial spread of the tree.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1971: This property is within The Shoreham Conservation Area which was first designated by Adur District Council May 1971.

Planning Assessment

The tree is a small early mature growing in the far eastern section of the rear garden of the property. The garden is surrounded by other gardens on all sides, where the terrace houses of John Street and Middle Street form an enclosed area of gardens. The tree is partially visible from the public Car Park to the southern end of Middle Street. The tree is multi-stemmed from ground level, with foliage emerging at 2 metres. The main crown is dense and irregular in shape with some overextended lateral limbs.

The proposed works are to heavily reduce the tree in height and spread so as to maintain its size and improve its overall form.

These works in my opinion will be large in relation to the overall size and form of the tree and a significant amount of reduction will take place. However the effect on the trees appearance will not be

detrimental as the result will be to improve its amenity value and its contribution to the 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: 16/10/2015

Authorised by: PD Date: 16.10.15