Expires 19/5/09

Development Control – Delegated Officer Report

Application Number: ADC/0136/09 Recommendation - Permit

Site: **46 Southdown Road Shoreham-by-Sea West Sussex BN43 5AN**

Proposal: **Removal of leylandii tree at rear (6 weeks prior notification of works to tree in Conservation Area)**

The Application

A section 211 notice has been submitted, giving six weeks prior notice of the intention to fell a Leylandii tree at the rear of 46 Trinity Cottage, Southdown Road, Shoreham.

Consultations and Representations

Adur District Council: The Assistant Parks Manager recommends that the proposed works be permitted.

Third Parties: There has been one letter received from the owned of No. 9A Mill Lane (the attached house to the north), who states that they totally support the application to remove the Leylandii tree as it blocks their light.

Relevant Planning Policies and Guidance

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
Trinity Cottage is the central house within a small terrace, with east facing 15m long walled gardens. There are a number of large trees within the vicinity of the site, with their being a particularly large sycamore on the northern

boundary of No.9A Mill Road which is subject to a Preservation Order (13.53/4/94 SU).

The tree in question is located to the far east of the applicants garden and is approximately 10m in height, and 20 yrs of age. The tree, due to its overall height and spread, does contribute to the overall green appearance of the vicinity, however it is considered that the loss of the tree would not significantly diminish the amenity of the area.

Jeremy Sergeant has viewed the tree and has stated that there is no interest in preserving this type of tree, which is very large for the confined space in which it is growing.

On this basis it is considered that the tree should be felled.

Recommendation

Do not issue a TPO.

Case Officer: [redacted] JB 29/4
Date: 21/4/09