Expiry Date - 14/10/2010

Development Control – Delegated Officer Report

Application Number: ADC/0321/10 **Recommendation – Permit Application**

Site: **34 Southdown Road Shoreham-by-Sea West Sussex BN43 5AN**

Proposal: **Works to various trees in front and rear gardens (6 weeks prior notification of works to trees in a Conservation Area)**

The Application

An application has been submitted giving six weeks prior notice of the intention to carry out general maintenance to trees in the front and rear garden of 34 Southdown Road, Shoreham-by-Sea. In total there are eight trees affected. A Yew, Pittosporum, two Golden Leylandii and Birch in the front garden and in the rear garden a large Leylandii and two Lime trees.

Consultations and Representations

Third Parties: - No third party representations have been received.

Adur District Council: - The Council's Assistant Parks Manager has stated that the request to carry out maintenance to the trees in the front and rear of this property are acceptable and should be permitted.

A.D.C.A.G: - No objection

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.

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Trees

The Yew and the Pittosporum to the front garden are to have lower branches lifted to avoid obstruction to the pavement. It is not considered that this will not affect the overall look of the trees. The Leylandii will be reshaped and reduced by 30%, these trees are not clearly visible within the street scene. The large Birch tree in the front garden is in good condition and one branch is to be removed that is restricting growth of the Yew. The Leylandii in the rear garden is in good health and will have an overall reduction of up to 30% reducing both height and spread of crown. The two Limes in the rear garden are also in good condition and will be pollarded to original points reducing the crown by up to 30%.

These works are considered acceptable and necessary for the maintenance and health of the trees.

Recommendation

Do not make TPO

Case Officer Hannah Barker

Date 30/9/10.
BB 27/9/10