Development Management – Delegated Officer Report **Date; 05/12/17**

Application Number **AWDM/1630/17**

Address **61 Manor Road Lancing BN15 OEY**

Proposal **Section 211 Notice under the Town and Country Planning Act 1990 to reduce Bay in height by 3m (T1); reduce in height Purple Leaf Plum by 3m (T2); reduce 2 lowest branches on east side by 2-3m Blue Atlas Cedar (T3); reduce 3 lowest branches on east side by 2-3m Blue Atlas Cedar (T4) in the North Lancing Conservation Area.**

Date of site visit: 01/11/17

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

Proposal, Site and Surroundings
The application refers to two small to medium immature trees and two large mature Atlas Cedars, all in the rear/side garden of 61 Manor Road. The trees are near the southeast corner of the rear garden adjacent to the boundaries to the south and east. The Atlas Cedars are a prominent part of the street scene and make a significant contribution to the character and visual amenities of the North Lancing Conservation Area. The Purple Plum and Bay are slightly less significant to the area.

Consent is sought to reduce the Bay tree T1 and Purple Leaf Plum T2 in height, and to reduce 2 lowest branches on Blue Atlas Cedars T3 and T4.

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

Consultations: Letter sent to Lancing Parish Council, who stated that they have no objections.

Representations: None received.

Relevant Planning History

1975: The North Lancing Conservation Area designated under section 277 of the Town and Country Planning Act 1971, As Amended by the Town and Country Amenities Act 1974, by the Adur District Council on the 28th July 1975.
2015: Section 211 Notice under the Town and Country Planning Act 1990 to crown lift up to 4 metres, retaining large limbs one Blue Atlas Cedar tree in the North Lancing Conservation Area.

Planning Assessment
The trees vary from the small Purple Leaved Plum to the very large Atlas Cedar on the southern boundary. The trees, particularly the Atlas Cedars, are prominent to the area, and can be seen from many views. The trees are:

<u>Bay T1</u>
The Bay tree T1 is located near the northeast corner of the property where the main rear garden extends to the raised boundary with Manor Road. The tree is growing directly adjacent to a large

combined flint retaining wall and garden building in the front garden of 53 Manor Road. The Bay tree has multiple stems from ground level that are mostly clear to 2.5 metres. The main crown is dense and wide spread.

The proposed works are to reduce crown height by up to 3 metres to allow clearance to the roof of the adjacent building. These works are to contain the size and spread of the trees crown and abate nuisance.

Purple Leaved Plum T2
The Plum tree is growing against the eastern boundary wall, slightly south of the Bay T1. The tree has a single stem to 2 metres. The main crown is dense with a mass of small water shoots deep in the crown and several larger wide spread laterals. The proposed works are to reduce in height and radial spread by 2 to 3 metres. These works are to contain the size and spread of the tree.

Atlas Cedar T3
This is the smaller of the two large Atlas Cedar trees, and is growing on the eastern side of the rear garden, near the southeast corner. The tree has a single straight central stem that is clear to 3 metres, where several large wide spreading laterals emerge. The main crown is moderately dense and relatively low.

The proposed works are to reduce the two lowest laterals on east side by 2-3 metres. The works are to contain the spread of the lower crown, and abate nuisance to the neighbouring dwelling.

Atlas Cedar T4
This tree is a large mature growing near the southeast corner of the rear garden, along its southern boundary. The tree is the most visibly of the four and is one of a number of large mature trees in the area. The tree is single stemmed to 7 metres, and clear to 6 metres. The tree has some large diameter lateral limbs emerging at 6 metres. The crown is dense with a very good form and shape. There are some low over arching smaller secondary branches that form the lowest parts of the crown.

The proposed works are to crown lift to give clearance to the nearby garden buildings. This will be achieved by reducing the first three lowest laterals on the eastern side of the tree by up to 2 to 3 metres.

These works in my opinion would be relatively minor in relation to the overall size, spread and crown form of the trees and would not significantly or adversely affect their appearance, amenity value, or contribution to the character of the North Lancing Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 05/12/2017

Authorised by: PB Date: 5/12/17