Development Management – Delegated Officer Report **Date; 03/12/2025**

Application Number	**AWDM/1205/25**
Address	**St Marys Cottage St Marys Road Shoreham-by-Sea West Sussex BN43 5ZA**
Proposal	**Application for consent under Adur Tree Preservation Order No.162/1/80/SU of 1980 to reduce crown height and radial spread by up to 2 metres/to previous points, one Beech tree T1.**

Date of site visit: 02/10/25

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

Proposal, Site and Surroundings

The application refers to a large small to medium early mature located near the centre of the northern boundary wall adjacent to the footpath of the rear front garden Road. The tree is a prominent part of the street scene and makes a contribution to the character and visual amenities of the area

The application refers to a large, tall mature Beech tree in the rear garden of the listed building of St Mary's Cottage, St Mary's Road Shoreham-by-Sea. The tree is one of a number of established mature trees, which are prominent in the street scene and make a significant contribution to the character and visual amenities of the Shoreham Conservation Area.

Consent is sought to reduce crown height and radial spread to previous points.

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

Consultations: Letter sent to ACAAG - Adur Conservation Area Advice Group who did not respond.

Representations: None received.

Relevant Planning History

1971: The Shoreham-by-Sea Conservation Area was originally designated in May 1971 covering an area encompassing the shopping areas of High Street, East Street and Brunswick Road; the areas surrounding St Mary's Church; and the adjoining residential areas.

1980: Adur Tree Preservation Order No.162/1/80(SU) of 1980 confirmed on 27/10/80.

2008: Crown-lifting and back growth reduction of copper beech tree (TPO 162/1/80/SU).

2018: Application for consent under Adur Tree Preservation Order No.162/1/80(SU) of 1980 to reduce large lateral stem on southwest side by up to 3-4 metres, reduce large lateral stem on Northwest by up to 3 to 4 metres and prune to clear properties by up to 2-3 metres one Beech tree T1.

Planning Assessment

The tree is a large mature Beech growing in the Southeast corner of the rear garden adjacent to St Mary's House and overhanging the garage compound of St Mary's Close to the north and northeast. The tree is prominent to the area and can be seen from many views.

The tree has a large diameter single main trunk which divides into 4-5 large stems at 4 metres. The two largest stems remain upright, whilst the slightly smaller stems arch over toward the western side of the crown. The east side of the tree has previously been reduced where it is close to the neighbouring building. The main crown is dense with foliage deep into the crown.

The proposed works are to reduce crown height and radial spread to the previous points which is by up to approximately 2 metres. The works are to contain the size and spread of the tree and allow more light and air to pass the crown.

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

Recommendation

APPROVE

Grant Consent, subject to the following Conditions:

1. Approved plans

2. The proposed works, hereby permitted, shall be restricted to those specified in the application only unless otherwise agreed in writing with the Local Planning Authority 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: 03/12/2025

Authorised by: PB Date: 3/12/25