Development Management – Delegated Officer Report **Date; 29/01/20**

Application Number	**AWDM/1831/19**
Address	**Ashcroft 100 Kingston Lane Shoreham-by-Sea West Sussex**
Proposal	**Application for consent under Worthing Tree Preservation Order No. 162/4/72/SU to cut back to boundary of property T10 Holm Oak to growth points.**

Date of site visit: 21/01/20

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

Proposal, Site and Surroundings

The application refers to one of several large mature Holm Oaks located along the western boundary of Ashcroft Kingston Lane. The tree is a prominent part of the street scene and makes a contribution to the character and visual amenities of the area.

Consent is sought to reduce radial spread.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1972: Adur Tree Preservation Order 162/4/72/Su of 1972 confirmed 1972.

1982: Proposed Felling Of Oak Tree At Rear. Refused.

2001: Crown lifting (up to 6m above ground) & thinning (up to 30%) of Holm Oak tree & removal of single branch on W.Side Of Pine (Tpo 162/4/72/Su)

Planning Assessment

The tree is a large mature growing in the rear grounds of Ashcroft, close to the rear gardens of properties in Ashcroft Close. The tree is prominent to the area, and can be seen from many views.

The tree is one of several large matures that provide a back drop to the low rise buildings of Ashcroft Close. The tree has a large diameter single stem to 2 metres, where it then divides into three main stems: two upright and one angled over toward the south. Each stem supports large laterals from 4 to 5 metres, with a distinct gap between the lower foliage from ground level. The main crown is dense and wide spread with some many over extended laterals.

The proposed works are to reduce radial spread up to 2 to 3 metres back towards the property boundary. The works are to contain the size and spread of the crown, to allow more light into the neighbouring property.

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 area.

Recommendation

Grant Consent, subject to the following Conditions:

1. 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: 29/01/2020

Authorised by: PB Date: 29/1/20