Development Management – Delegated Officer Report **Date; 12/01/2026**

Application Number	**AWDM/1198/25**
Address	**44 John Street Shoreham-by-Sea West Sussex BN43 5DN**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace one Cordyline T1 in the Shoreham Conservation Area.**

Date of site visit: 26/09/25

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

Proposal, Site and Surroundings

The application refers to a large relatively tall Cordyline Australis located near the boundary wall of the rear garden adjacent to the southeast corner of the property. The tree is a part of the street scene and makes a contribution to the character and visual amenities of the Shoreham Conservation Area.

Consent is sought to fell and replace the tree.

The reasons for the works are primarily in the interests of safety, abating nuisance, 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

1993: The property is within the extension to Shoreham-by-Sea Conservation Area designated under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 by the Adur District Council on 23rd November 1993.

Planning Assessment

The tree is a large, for its species, mature Torbay Palm, growing in the rear garden adjacent to the boundary wall. The tree is prominent to the area, and can be seen from some public views.

The tree has a large diameter single stem to 1.5 metres, where it then divides into several upright secondary stems, that each divide again from 3.5 to 4 metres. The stems all terminate in tight clusters of sword-like leaves. The main crown is dense and wide spread.

The proposed works are to fell and replace the tree with a more conventional standard, that can be pruned and is further away from the main buildings. The works are to abate possible future nuisance.

These works in my opinion will be large in relation to the overall number of trees and a significant amount of change will take place. However the effect on the Conservation Area will be compensated with the provision of a replacement tree.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 12/01/2026

Authorised by: PB Date: 12/1/26