Development Management – Delegated Officer Report **Date; 23/09/2025**

Application Number	**AWDM/0947/25**
Address	**46 Southdown Road Shoreham-by-Sea West Sussex BN43 5AN**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by up to 3 metres, reduce radial spread by up to 1 metre Pittosporum T1 and to reduce crown height 2 metres and radial spread by up to 0.5 metres Bay tree T2 in the Shoreham Conservation Area.**

Date of site visit: 11/09/25

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

Proposal, Site and Surroundings

The application refers to two trees in the rear garden, a large early mature Pittosporum located near the centre of the northern boundary wall and a Bay tree at the eastern end adjacent to the boundary with 9 Mill Lane. The trees, although set back from the road, are a prominent part of the street scene and make a contribution to the character and visual amenities of the Shoreham Conservation Area.

Consent is sought to reduce crown height and radial spread Pittosporum T1 and to reduce crown height 2 metres and radial spread by up to 0.5 metres Bay tree T2.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1971: 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. ***this charge includes properties within the previously made Shoreham Conservation Area designated May 1971.

1985: Grade II Listed Buildings registered 14th June 1985 - No. 9A (Corner Cottage), Mill Lane (South Side), Shoreham & No. 44 (Crispins) No. 46 (Trinity College), Southdown Road, Old Shoreham (east side), SHOREHAM. date of certification of list by or on behalf of the Minister 6th August 1984.

2009: Removal of leylandii tree at rear (6 weeks prior notification of works to tree in Conservation Area)

2022: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by up to 2 to 3 metres one Pittosporum tree in the Shoreham Conservation Area.

Planning Assessment

The trees are two tall early mature trees growing in the rear garden adjacent to the north and east boundaries. The trees are part of the area, and can be seen from many views. The trees are:

Pittosporum T1
The Pittosporum is multi-stemmed from ground level, with the cluster of stems becoming separated from 1 to 1.5 metres that mostly persist to the top. The slender stems extend outward in a wide array, with each being mostly clear to 2 metres. The Northside of the tree has been reduced by the neighbours at 9a Mill Road under application AWDM/0847/25. The main crown is dense and wide spread with some over extended laterals.

The proposed works are to reduce crown height by up to 3 metres, and reduce radial spread by up to 1 metre. The works are to contain the size and spread of the tree and allow more light and air to pass the crown.

Bay T2
This is a large bush or shrub growing at the far end of the rear garden. The Bay has several stems from ground level, with dense foliage from 0.5 metres. The main crown is dense and wide spread with no definable shape or form and some slightly over extended laterals.

The proposed works are to reduce crown height by up to 2 metres and reduce radial spread by up to 0.5 metres. The works are to contain the size and spread of the tree.

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 Shoreham Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 23/09/2025

Authorised by: PB Date: 23 September 2025