Development Management – Delegated Officer Report **Date; 22/06/18**

Application Number	**AWDM/0880/18**
Address	**49 Southwick Street Southwick West Sussex BN42 4TH**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 for felling of one Sycamore tree and replacement with one Olive tree and felling of one dead Silver Birch tree in rear garden both within the Southwick Conservation Area.**

Date of site visit: 22/06/18

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

Proposal, Site and Surroundings

The application refers to a medium sized early mature Sycamore, and a dead Silver Birch both located near the Western boundary wall of the rear garden. The trees are a part of the street scene and make a contribution to the character and visual amenities of the Southwick Conservation Area.

Consent is sought to fell both trees and provide a replacement for the Sycamore.

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

1976: The Southwick Conservation Area was first designated in June 1976.

2013: Section 211 under the Town and Country Planning Act 1990 to prune back by 2 metres from neighbouring property to the south, one Holm Oak tree on south side of property (and within the Southwick Conservation Area)

2014: Section 211 Notice under the Town and Country Planning Act 1990 to reduce to give clearance to building of up to 3 metres, and crown lift up to 3.5 metres one Holm Oak tree T2, and to pollard at 4 metres one Sycamore tree T1 in the Southwick Conservation Area.

2016: Section 211 Notice under the Town and Country Planning Act 1990 to reduce height and radial spread by up to 2 metres one Cherry tree T1, to reduce radial spread by up to 2 metres one Holm Oak tree T3, and to fell one Elm tree T2 in the Southwick Conservation Area.

Planning Assessment

<u>Sycamore T1</u>

This is a single stemmed tree to 2 metres, where the stem divides into multiple stems. These stems form two separate main crowns which have both been reduced previously at 4 metres. The tree is dense and wide spread, and slightly top heavy. The tree has minimal effect on any public view, and due to its condition and location away from the main road, this tree would not be considered for protection.

The proposed works are to fell and replace the tree, with a preference given for an Olive tree (Olea europaea).

Silver Birch T2
The Silver Birch tree is located near the centre of the western boundary of the rear garden, and as such has no public view. The tree is completely defoliated, and appears to have been dead for some time. The proposed works are to remove this tree without providing a replacement.

These works in my opinion would be relatively minor in relation to the overall number and size, of the trees in the area, and would not significantly or adversely affect the appearance, amenity value, or character of the Southwick Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 16/07/2018

Authorised by: PB Date: 16/7/18