EXPIRES 26.04

Development Control – Delegated Officer Report

Application Number: ADC/0081/10 Recommendation - Permit

Site: **32 Southdown Road, Southwick, West Sussex BN43 5AN**

Proposal: **Fell Birch, Laburnum and 8 no.leylandii; repollard eucalyptus; crown lift walnut and lop holly (6 weeks prior notification of works to trees in Conservation Area)**

The Application

A section 211 notification has been submitted, giving six weeks prior notice of the intention to fell 10 trees (1x birch, 1x laburnum, and 8x leylandii) located directly adjacent to the boundary to the east of the dwelling, to repollard a large eucalyptus in the front garden adjacent to the driveway fronting Southdown Road, crown lift a walnut tree in the middle of the rear garden and lop branches from the bottom of a holly tree adjacent to the rear boundary with 7 Mill Lane.

The application site once had an Elm tree subject to a TPO (13.53/5/01/SU) growing directly adjacent to the front boundary and the property to the south, however in October 2007 it was felled under the 'dead, dying or dangerous' exemption as it was confirmed to have Dutch Elm Disease.

Consultations and Representations

Adur District Council: The Parks Officer states that the Eucalyptus tree is approximately 20 years old and is in good condition with no obvious signs of decay or damage. The row of eight leylandii, laburnum and birch are 15 years old, 7-8m in height, and have out grown their use as a low level screen (leylandii) and are of no consequence. The walnut tree is 30 years old (8-9m) and holly is 20-30 years old with a dense crown (6-7m). He states in his report that the eucalyptus should be repollarded reducing the crown by 40%, the walnut and holly trees can be crown lifted to 2 – 3m to clear the garden shed and boundary wall. The row of leylandii, laburnum and birch are not growing in a suitable location for them to develop or be retained and the work to fell them should be permitted.

Third Parties: There has been one letter received from the owners of the dwelling to the south (No.30) who state that they have no objections to the proposals.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AB23
Design Bulletin No.1 'Trees and Landscaping' (ADC 1996)
'Tree Preservation Orders: A Guide to the Law and Good Practice' (DETR 2000)

Planning Assessment

Policies

Local Plan policy AB23 states that Tree Preservation Orders will be made to safeguard existing trees in the District where their loss would have an adverse effect on the existing and future environment and its enjoyment by the public.

Affect of loss of trees on conservation area.
The main tree subject to consideration is the eucalyptus located adjacent to the main road. It is tall and has some presence with the streetscene, and sits within a group containing a yew tree, and a number of other conifers. It is evident that the eucalyptus has been pollarded previously and given that such species have vigorous growth the reduction as requested is considered acceptable. It will not have a long term effect on the health of the tree or the amenity of the conservation area.

The other trees are growing to the rear of the property and contribute little to the amenity of the streetscene.

The row of leylandii, laburnum and birch are growing too close to the dwelling and its neighbour (No.30). The use of the leylandiii as a low level screen hedge is no longer effective, and it is likely that the impact of the trees is detrimental to the residential amenity of the two properties due to their size and proximity.

The walnut tree and holly are towards the rear of the back garden and currently the lowest branches hit the roof of the shed and boundary wall (holly), thus the crown lift as suggested will ensure health of the tree. The proposed works will not be particularly visible from the surrounding gardens.

Recommendation

Permit works and do not make TPO.

Case Officer: [redacted]
Date: 12-04-10 [redacted] 13/4