

Application Number **AWDM/0619/26**

Address **St Marys House Dental Care 5 - 9 St Marys House St Marys Road
Shoreham-by-Sea West Sussex BN43 5ZA**

Proposal **Section 211 Notice under the Town and Country Planning Act 1990 to remove two to three secondary limbs of the two main stems one White Mulberry T291, reduce remaining live stem by up to 2 to 3 metres White Mulberry T292, and to fell and replace two Sycamore trees T282 and T294 in the Shoreham Conservation Area.**

Date of site visit: 21/07/26

Neighbours checked: Y

Additional neighbour notifications: N

Site notice: (wider publicity / conservation area): N

Proposal, Site and Surroundings

The application refers to four small to medium sized trees, two early mature Sycamore and two over mature Mulberry trees growing in the enclosed rear garden. The trees are of varying prominence to the street scene and make a contribution to the character and visual amenities of the Shoreham Conservation Area.

Consent is sought to remove two to three secondary limbs of the two main stems White Mulberry tree T291, reduce remaining live stem of White Mulberry T292, and to fell and replace the two Sycamore trees T282 and T294.

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

1971: The property is within the 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.

2009: 6 weeks prior notification of removal of trees and reduction works to trees in Conservation Area.

2015: Section 211 Notice under the Town and Country Planning Act 1990 to crown lift to give clearance of up to 2.5 metres to adjacent buildings, one Elm tree in the Shoreham Conservation Area.

- 2018: Section 211 Notice under the Town and Country Planning Act 1990 to crown lift on west side of Large Elm (T1) to 5m, prune back branches on west side of tree over garages by 1-2m; prune away from adjacent building by 1-2m one medium Macrocarpa (T2); fell medium Sycamore (T3) and remove 2 lowest branches on north of one Indian Beam (T4) all within the Shoreham Conservation Area.
- 2019: Section 211 Notice under the Town and Country Planning Act 1990 to crown lift on north side up to 4 to 5 metres: including removal of up to 3 of the smaller lower limbs and to reduce radial spread by up to 1 to 2 metres one Elm tree in the Shoreham Conservation Area.
- 2023: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and radial spread by up to 2.5 metres three Sycamore trees T3, T6 & T7 and one Mulberry T4; to reduce radial spread by up to 2 to 3 metres and crown lift up to 5 metres one Elm T5; to reduce to allow clearance to property of up to 2 metres one Sycamore T2 and to fell and replace one Holly T1 and one Leylandii T8, in the Shoreham Conservation Area.

Planning Assessment

The trees are two mature White Mulberry trees growing to the northeast, both over hanging the tall flint built retaining and boundary wall and two Sycamore trees to the Southeast corner backing on to properties in Brunswick Road. The Mulberry trees are prominent to the area, although the garden has no direct boundary with public roads. The Sycamore make a smaller contribution to the Shoreham Conservation Area.

The trees are:

White Mulberry T291

This tree is growing adjacent to the northern wall, which forms the boundary with a Post Office depot in Brunswick Road, giving both the Mulberry trees some public views. The tree emerges from the west side of the remaining mostly dead stump. The main stem is curved and extends to 1.5 metres where it then divides into two. The stems each have secondary branches from 2 metres, and mostly persist to the top. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to remove two to three secondary limbs from the two main stems to reduce the significant amount of weight on the main stem.

White Mulberry T292

The White Mulberry T292 is a small tree growing on the sloped area to the east of the garden close to the boundary with 5 to 9 Brunswick Road. The tree has a curved single stem that extends from the remains of a former fallen tree, which is at a 45 degree angle. The single stem is clear to 2 metres, where the first limbs emerge and the stem angles outwards to the Northeast, extending horizontally for up to 6 to 7 metres. The main crown is dense and wide spread.

The proposed works are to reduce the main stem by up to 2 to 3 metres. The works are to contain the spread of the tree and reduce weight in the crown..

Sycamore tree T282

This tree is located near the Southeast corner of the rear garden close to the rear of the building and the rear garden of 5a Brunswick Road. The tree has a curved single stem to 8 metres, where it then divides into two with a strong "Y" shaped union. The first laterals emerge from 4 metres. The main crown is dense and wide spread.

Sycamore tree T294

The Sycamore tree T294 is located 2 metres North of Sycamore T282 to the rear of properties in Brunswick Road. The tree has a slender slightly curved Ivy covered stem that mostly persists to the top. At 8 metres a smaller secondary emerges which achieves an equal height in the crown. The main crown is dense and wide spread.

The proposed works for both Sycamore trees are to fell and replace. The works are due to concerns of the proximity of the trees to the adjacent properties, as they begin to develop. Although this would not normally be considered as a reasonable reason for removal without further evidence, in this case the trees provide no public views and make a very limited contribution to the Shoreham Conservation Area. The trees due to their location and overall condition would not be considered worthy of a Tree Preservation Order therefore consent is recommended.

The works to the White Mulberry trees, 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. The felling of the two Sycamore trees will be large in relation to the overall number of trees and an amount of change will take place. However the effect on the 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: 22/07/2026

Authorised by: PB Date: 22/7/26