Development Management – Delegated Officer Report **Date; 22/01/24**

Application Number	**AWDM/1469/23**
Address	**44a Shakespeare Road Worthing West Sussex BN11 4AS**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace four Leylandii trees and to initiate a pollard at 4.5 metres one Sycamore tree in the Shakespeare Road Conservation Area.**

Date of site visit: 21/11/23

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

Proposal, Site and Surroundings

The application refers to 4 medium sized early mature Leylandii trees located along the Eastern boundary, and a slightly older and larger Sycamore tree further within the divided rear garden. The trees are a part of the area and make a contribution to the character and visual amenities of the Shakespeare Conservation Area.

Consent is sought to fell and replace four Leylandii trees and to initiate a pollard on one Sycamore tree.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1989: Shakespeare Road Conservation Area (X) designated on 25th April 1989 pursuant to section 69 of the planning (listed buildings and conservation areas) act 1990

2013: Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial spread of crown by up to 1 metre on one Conifer, one Sycamore and one Cedar tree, and to crown reduce height and radial spread of one Laurel, in the Shakespeare Road Conservation Area.

2023: Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace two Leylandii trees and one Sycamore tree in the Shakespeare Road Conservation Area.

Planning Assessment

The trees are a medium to large sized Sycamore growing to the Northwest of the end section of the divided rear garden and four younger Leylandii trees growing in the Eastern boundary adjacent to the public open space of Victoria Park. The trees can be seen from the public footpath that extends along the Western boundary of Victoria Park. The trees are:

Sycamore T5 Leylandii T1 to T4
This tree has a single stem to 5 metres that is clear to 4.5 metres, where the first laterals emerge and the main crown develops. The central stem divides at 5 metres, with most of the stems and laterals ascending. The main crown is moderately dense, slightly open and mostly compact.

The proposed works are to initiate a pollard at 4.5 metres. The works are to contain the size and spread of the tree and allow more light and air to pass the crown.

Leylandii T1 to T4
The four Leylandii trees are growing in a linear group from the Southeast corner to the middle of the Eastern boundary of the rear garden. The trees are single to 2 to 3 metres where they each dive into twin or multi-stems upright stems. The tree trees closest to the Southeast corner have small diameter stems from ground level becoming more slender as they divide. The smallest tree to the North has a thin stem from ground level, with the tree attaining a similar height. The trees have some foliage from 3 to 4 metres with the crowns mostly forming from 9 to 10 metres. The combined main crown is dense and mostly compact.

The proposed works are to fell and replace the four Leylandii trees. The works are to allow more light into the property. The trees are publicly visible, but due to their condition and species, fall short of providing sufficient amenity to the area that would make them worthy of a Tree preservation Order.

The works to the Sycamore T5 in my opinion would be relatively minor in relation to the overall size, spread and crown form of the tree and would not significantly or adversely affect its appearance, amenity value, or its contribution to the character of the Shakespeare Road Conservation Area. The works to fell and replace the Leylandii trees, 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 area will be compensated with the provision of replacement trees.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 22/01/2024

Authorised by: LPrew Date: 23/01/2024