Development Management – Delegated Officer Report **Date; 19/10/21**

Application Number	**AWDM/1627/21**
Address	**14 Downsway Shoreham-By-Sea West Sussex BN43 5GN**
Proposal	**Application for consent under Adur Tree Preservation Order No.13.53-2-00-(SU) of 2000 to reduce radial spread to east by up to 2.5 metres Beech tree T2, and to reduce radial spread by up to 1 to 1.4 metres, and remove epicormic to a height of 8 metres Lime tree T3**

Date of site visit: 12/10/21

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

Proposal, Site and Surroundings

The application refers to two tall matures: one Lime and one Beech tree in the front garden of 14 Downsway Shoreham-by-Sea. The trees are within a small grassed area between the main dwelling and a retaining wall adjacent to the pavement of Downsway. The trees are an established part of the street scene and make a significant contribution to the character and visual amenities of the area.

Consent is sought to reduce radial spread to east Beech tree T2, and to reduce radial spread, and remove epicormic growth Lime tree T3

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

2000: Adur Tree Preservation order TPO/13.53/2/00(SU) of 2000 confirmed on 21/11/2000..

2010: Lift crown (by 2m over garage and garden to west) and remove epicormic growth of lime tree (subject to TPO 13.53/2/00/SU)

2016: Application for consent under Adur Tree Preservation Order No.13.53/2/00 (Su) of 2000 to crown lift to allow clearance of up to 3 to 4 metres above building, and remove epicormics growth on one Lime tree T3.

Planning Assessment

The trees are tall matures growing in the front garden of the property adjacent to the driveway and the public road of Downsway Shoreham-by-Sea, that are prominent to the area, and can be seen from many views. The trees are:

Beech T2
This tree is located near the Southwest of the front garden 3 to 4 metres away from the main building The tree has a straight single stem that is clear to 3.75 metres and persists to 8 metres, where it then divides into three main ascending scaffold stems. The three main stems each divide from 10 metres. The main crown is dense and wide spread.

The proposed works are to reduce radial spread to east by up to 2.5 metres, to contain the spread of the tree and allow more light and air to pass around the crown.

Lime T3
The Lime tree T3 is growing near the centre of the front garden, slightly north of the Beech tree T2. The tree has a straight slightly gnarled single stem to 10 metres, which has mostly smaller epicormic growth with the first laterals emerging from 8 metres, with the more significant limbs emerging at 11 metres. The single stem divides into two co-dominant stems that each extend to 14 metres, before dividing into multiple smaller stems that form the slightly bushy top of the crown. The main crown is dense, and very high, with some lower hanging over arching secondary limbs, and epicormic growth.

The proposed works are to reduce radial spread by up to 1 to 1.4 metres, and remove epicormic to a height of 8 metres. The works are to prevent possible nuisance, and to allow more light to pass around the main stem.

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 area.

Recommendation

APPROVE

Grant Consent, subject to the following Conditions:

1. Approved plans**.**

2. The proposed works, hereby permitted, shall be restricted to those specified in the application only unless otherwise agreed in writing with the Local Planning Authority and carried out within two years from the date of consent and in accordance with the British Standard BS 3998: 2010 Tree Work.

   Reason: *In the interest of visual amenity.*

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 19/10/2021

Authorised by: PB Date: 19/10/21