EXPIRES 5/5

Development Control – Delegated Officer Report

Application Number: ADC/0094/10 Recommendation - Permit

Site: **36 Southdown Road, Southwick, West Sussex BN43 5AN**

Proposal: **Height reduction of leylandii in front garden by 30% and side trim 2 leylandii in rear garden (6 weeks prior notification of works to tree's in conservation area)**

The Application

A section 211 notification has been submitted, giving six weeks prior notice of the intention to reduce the height of a 9m high leylandii tree in the front garden adjacent to the road, and thin the sides of two leylandii trees in the rear garden adjacent to the northern boundary with 40 Southdown Road and 9 Mill Lane.

Consultations and Representations

Adur District Council: The Parks Officer states the tree in the front garden is approximately 9m in height and appears healthy with vigorous growth. It has foliage cover from ground level which would make it suitable to be topped and maintained as a hedge. The two trees to the rear have already been reduced and are being maintained as a hedge.

Third Parties: There have been no third party comments received.

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 on conservation area.
The main tree subject to consideration is the leylandii located adjacent to the main road. It is relatively tall being as it is growing in a raised bed at the front of the front garden. Consequently it has some presence with the streetscene, and sits within other mature garden shrubs. The leylandii is not generally considered to be a species that would warrant a Tree Preservation Order, and given the character of the tree lined street it is not considered that the reduction in height would adversely affect the amenity of the surrounding area.

The other two trees in the rear garden do not have a direct impact on the character of the streetscene to the front. Again, with the species being leylandii it is not considered that they would warrant TPO's in this case.

Recommendation

Permit works and do not make TPO.

Case Officer [redacted]
Date: 15/4/10