Development Management – Delegated Officer Report **Date; 05/11/18**

Application Number	**AWDM/1471/18**
Address	**Orchard Cottage The Street Shoreham-by-Sea West Sussex BN43 5NJ**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce in height by 2-3m and reduce radial spread by 1-2m of 2no. Silver Birch trees T1 and T2; reduce back to previous point by reducing in height and radial spread by 1m of Cherry tree T3**

Date of site visit: 14/10/18

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

Proposal, Site and Surroundings

The application refers to one Cherry tree in the front garden and two Silver Birch in the rear garden. The trees are part of an established group of trees, which are part of in the street scene and make a contribution to the character and visual amenities of the Old Shoreham Conservation Area.

Consent is sought to carry out reductions in height and spread, to all three trees.

The reasons for the works are primarily in the interests of abating nuisance, light issues and amenity value

Consultations: None.

Representations: None received.

Relevant Planning History

1975: The Old Shoreham Conservation Area designated under section 277 of the Town and Country Planning Act 1971, as amended by the Town and Country Amenities Act 1974 by the Adur District Council on the 17th November 1975 - Old Shoreham (area centred around St. Nicholas Church and including certain houses and their grounds adjoining parts of the Street, Adur Avenue, St. Nicholas Lane, Steyning Road, Upper Shoreham Road, Connaught Avenue and Old Shoreham Road, Shoreham-By-Sea). Amendment to Old Shoreham Conservation Area passed by Adur District Council 14th September 1993 - registered 23rd November 1993.

2015: Section 211 Notice under the Town and Country Planning Act 1990 to reduce height and radial spread by up to 2 metres one Cherry tree T1, reduce crown height by up to 2 metres one Rowan tree T2, reduce crown height by up to 2 metres and reduce radial spread by up to 1 metre on two Silver Birch trees T3 and T4, reduce to clear building by up to 2 metres one Silver Birch tree T6, fell one Cypress tree T5 and carry out remedial works to recent pruning of one Eucalyptus tree T7 in the Old Shoreham Conservation Area.

Planning Assessment

The trees are mostly small early matures growing in the front and rear gardens of the property. The front garden tree makes the most significant contribution to the area, the rear garden trees being generally less visible. The trees are;

Silver Birch tree T1
This tree is in the western end of the rear garden, close to the main house. The tree is single stemmed to 4 metres; it then has twin co-dominant stems, each of which has been reduced at 8 metres. This has formed a slightly top heavy bushy crown. The tree has lateral limbs from 2 metres, some of which are wide spreading.

Silver Birch T2
This is a slightly older larger tree than T3 and T4 and is a Jacquemontii, or Snow Queen Birch, with a smoother bright white bark. The tree is single stemmed to 2.25 metres, with mostly upright slender stems from this point. The main crown is dense with some lower hanging secondary branches.

The proposed works for both Silver Birch trees are to reduce height by up to 2 to 3 metres and reduce radial spread by up to 1 to 2 metres. The works are to give clearance to the neighbouring building, so as to abating any possible nuisance, and to maintain the size and spread of the trees.

Cherry T3
A small mature ornamental Cherry growing in the front garden of the property. The tree is single stemmed to 1 metre, where it then divides into several large scaffold limbs. The main crown is open and moderately wide spread, with secondary branches forming the longest most extended parts of the crown.

The proposed works for this tree are to reduce the crown height and radial spread by up to 1 metre, back to previous points. The works are to maintain the size and spread of the tree.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 05/11/2018

Authorised by: PB Date: 5/11/18