Development Management – Delegated Officer Report **Date; 22/11/13**

Application Number **AWDM/1334/13**

Site Address: **4 Southview Terrace West Street Sompting BN15 0AP**

Proposal: **Section 211 Notice under the Town and Country Planning Act 1990 to fell one Yew tree in the Sompting Conservation Area.**

Date of site visit: 24/10/13

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

Proposal, Site and Surroundings

The application refers to a single Yew tree in the front garden adjacent to the footpath and North boundary wall.

The building is noted as a "building of interest" in Adur District Council's Conservation Area report of 1992.

Consent is sought to fell the Yew tree, claiming it is blocking out light and damaging the front wall.

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

1992: The property is within the Sompting Conservation Area. This was confirmed by Adur District Council on 24/11/1992.

Planning Assessment

The tree is a small twin stemmed tree, around 5 -6 metres tall, with a wide spreading dense crown, which breaks at 1.5 metres. This is a healthy tree with no obvious signs of damage or decay.

The request to fell the tree is made with reference to; damage to flint wall and blocking of light. Although there was no evidence of the existing wall being damaged, it is possible that the very close proximity of the base of the tree could cause damage. Also the tree is North of the property so cannot effect direct sunlight, but could be affecting the amount of reflected light into the front window.

The reasons given do not completely support the request for felling, it is felt that on balance the tree, although a good specimen, could not feasible be maintained at its current size due to its location, and

that it is at present too large for the comparatively small garden. Therefore permission to fell is recommended.

These works in my opinion would be relatively minor in relation to the overall presence of trees within this part of the Sompting Conservation area, and would not significantly or adversely affect its character or amenity value.

Recommendation

Grant Consent, subject to the following Conditions:

1. Proposed works, hereby permitted, shall be restricted to those specified in the application, only, unless otherwise agreed in writing with the LPA, 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: 22.11.2013

Authorised by: PD Date: 25.11.13