Development Management - Delegated Officer Report

Application Number: **AWDM/0729/12**

Recommendation – Permit

Site: **The Old School House, St Nicolas Lane, Shoreham-by-Sea**

Proposal: **Crown reduction by 0.6m and re-shape from lateral growth on all sides of T1 – Bay and T2 – Holly.**

Date of site visit: 13.06.12

Proposal

Permission is sought for a crown reduction by 0.6m of two trees located within Old Shoreham Conservation Area. The two trees are growing within the western side garden of the converted former school house, which is Grade II Listed. The Bay and Holly are within a high flint boundary wall, to the north of three garages, and to the west of the two-storey gable, and side extension of the dwelling.

Directly opposite the dwelling is the church and churchyard of St. Nicolas. Within the churchyard on the southern boundary are a number of large trees of significant size and mature specimens. Directly adjacent to the site is a very large Holm Oak which hangs over a portion of the road.

Consultations

Adur and Worthing Councils: The Parks Officer states both trees have been regularly clipped to create a domed crown. Over time this has allowed the trees to increase in size and spread. The works requested are to reduce both trees to a more manageable size and are recommended to be permitted.

Relevant Planning Legislation

Adur District Local Plan (ADC 1994) AB23
Town and Country Planning Act 1990 (section 211)
British Standard BS 3998 (2010) "Recommendations for Tree Works."
Tree Preservation Orders: A Guide to the Law and Good Practice (DoE 2000)

Planning Assessment

Affect on the Conservation Area Trees

The trees are growing within a relatively small, triangular area of garden between the side of the dwelling and the high flint boundary wall, which is 6m wide, but occupied by a side extension to the dwelling. The crowns of the two trees are joined and the branches are growing against the building and the roof of the garage, and boundary wall.

The application does not state that the trees are currently causing any damage to the listed building, however it is anticipated if the trees are left to continue to grow that eventually there would be some damage to it, which should be resisted.

The trees are visible within the streetscene, however they are relatively small in comparison to the numerous large specimens located within the churchyard directly opposite. The trees are, as described, rather cramped in their location and therefore do not contribute to such an extent that they would warrant a TPO. It is not considered that the proposed works would have long term damage to the appearance or health of the trees, and they would still have a positive impact on the appearance of the conservation area after the works were undertaken.

Recommendation

Do not make TPO.

1. The following works are hereby approved:
   T1 Bay Tree and T2 Holly Tree – Crown reduction by 0.6m and re-shape from lateral spread on all sides to suitable growth points.

Case Officer: C. Hone Date: 16.08.12

Authorised by: Gary Peck Date: 16 August 2012