Development Management – Delegated Officer Report **Date; 22/10/2024**

Application Number	**AWDM/1168/24**
Address	**10 Shaftesbury Avenue Worthing West Sussex BN12 4EQ**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace one Pittosporum tree T1 in the Shaftesbury Avenue Conservation Area.**

Date of site visit: 19/09/24

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

Proposal, Site and Surroundings

The application refers to a small Pittosporum located near the centre of the Southern boundary wall of the front garden. The tree is a part of the street scene and makes a contribution to the character and visual amenities of the Shaftesbury Conservation Area.

Consent is sought to fell and replace one Pittosporum tree.

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

Consultations: Letter sent to The Worthing Society, who did not respond.

Representations: One representation received from a nearby neighbour in support of the proposed works.

Relevant Planning History

1997: The property is included within the Shaftesbury Avenue Conservation Area XIX designated by the Council on 29th April 1997

Planning Assessment

The tree is a small immature Pittosporum growing in the front garden adjacent to the low, rendered boundary wall. The tree is prominent to the area, and can be seen from many views.

The tree has a single stem to 1 metre where it divides into 4 main stems, some of which have upright secondary stems from 2 metres and all divide again from 3 to 4 metres. The main crown is dense and wide spread and has some sympathetic pruning to its South and East sides.

The proposed works are to fell and replace the tree due to its proximity to the original low boundary wall. The tree is growing in a confined space and is close to the wall, and has possibly caused some damage to its render. Although the tree provides some visual amenity, it is not sufficient to justify a Tree Preservation Order.

These works in my opinion will be large in relation to the overall number of trees and a significant amount of change will take place. However the effect on the Conservation Area will be compensated with the provision of a replacement tree.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 21/10/2024

Authorised by: Jo Morin Date: 22.10.2024