Development Management – Delegated Officer Report **Date; 16/03/22**

Application Number	**AWDM/2210/21**
Address	**106a Connaught Avenue Shoreham-by-Sea West Sussex BN43 5NF**
Proposal	**Application for consent under Adur Tree Preservation Order No. 1 of 2021 to reduce crown height and radial spread by up to 2 metres, and crown lift up to 2.5 metres, one Sycamore T1 and one Walnut tree T2.**

Date of site visit: 22/02/22

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

Proposal, Site and Surroundings

The application refers to two medium sized mature trees located on the northern boundary of the entrance driveway to 106a Connaught Avenue. The trees are a prominent part of the street scene and make a significant contribution to the character and visual amenities of the Old Shoreham Conservation Area.

Consent is sought to reduce crown height and radial spread and crown lift one Sycamore T1 and one Walnut tree T2.

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

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.

2021: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by up to 4 metres from an existing crown height of approximately 12 metres and to reduce radial spread by up to 3 metres from an existing spread of 5-6 metres, one Sycamore Tree (T1) and one Walnut Tree (T2), to achieve a finished crown height of 8 metres with a 3 metre radial spread. Refused.

2021: Adur Tree Preservation order Number 1 of 2021 confirmed on 22/09/2021.

Planning Assessment

The trees are two medium sized matures growing in a narrow border on the northside of the wide entrance driveway between 110 and 106 Connaught Avenue. The trees are prominent to the area, and can be seen from many views. The trees are:

Sycamore T1
This tree is growing in the northeast corner of the mostly hard surfaced driveway area, adjacent to the rear gardens of properties in Upper Shoreham Road. The tree has a single slightly gnarled stem to 1.2 metres where it then becomes twin stemmed. The southwest secondary stem divides again at 2 metres with the northeast stem mostly persisting to the top. The main crown is dense and wide spread with some slightly over extended laterals mostly to the south.

Walnut T2
The Walnut tree T2 is located 2 to 3 metres west of T1 near the southwest corner of the rear garden of the applicant at 449 Upper Shoreham Road. The tree has twin stems from ground level that become completely separate from 1 metre. The southern stem divides at 1.5 metres with the northern stem mostly persisting to the top. The main crown is dense and wider spread than T1 with some slightly lower laterals.

The proposed works for both trees are to reduce crown height and radial spread by up to 2 metres, and crown lift up to 2.5 metres, Sycamore tree T1 and one Walnut tree T2. The works are to contain the size and spread of the trees and allow access beneath and more light and air to pass beneath their crowns.

These works in my opinion would be relatively minor in relation to the overall size, spread and crown form of the trees and would not significantly or adversely affect their appearance, amenity value, or contribution to the character of the area North Shoreham Conservation Area.

Recommendation

APPROVE

Grant Consent, subject to the following Conditions:

1. Approved plans

2. The proposed works, hereby permitted, shall be restricted to those specified in the application only unless otherwise agreed in writing with the Local Planning Authority 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: 16/03/2022

Authorised by: PB Date: 16/3/22