Development Management – Delegated Officer Report **Date; 11/08/2025**

Application Number	**AWDM/0343/25**
Address	**4 Westout Cottages Upper Brighton Road Sompting West Sussex BN14 9JU**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace one Oak tree T1 in the Sompting Conservation Area.**

Date of site visit: 07/08/25

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

Proposal, Site and Surroundings

The application referred to a small immature Oak located along the eastern boundary of the rear garden. The tree was a part of the local landscape and made a contribution to the character and visual amenities of the Sompting Conservation Area.

Consent was sought to fell and replace the tree.

The reasons for the works are primarily in the interests of amenity value.

Consultations: Letter sent to ACAAG - Adur Conservation Area Advice Group who did not respond.

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 was a small immature Oak growing near the centre of the Eastern boundary of the rear garden, where it had limited public views. The tree was not prominent to the area, and could not be seen from The Upper Brighton Road.

The tree had a slender single stem to 3 metres, with the first laterals emerging from 1 metre. The main crown was dense and wide spread with some slightly over extended laterals.

The proposed works were to fell the Oak tree, which was carried out between 08/07/25 and 07/08/25, and to plant a replacement tree. The works are to allow sufficient space for the adjacent Foxglove tree.

These works in my opinion will be large in relation to the overall number of trees and an amount of change has taken 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: 11/08/2025

Authorised by: PB Date: 11/8/25