

CONSERVATION AREA NOTIFICATION

ASSESSMENT SHEET

APPLICATION NO: CA/26/0103: Meadow Cottage Sunset lane West Chiltington.

REPRESENTATION AND CONSULTATION RESPONSES:

No representations have been received in respect of this notification.

ASSESSMENT:

1. The trees subject to this notification comprise two Scots Pine (*Pinus sylvestris*) and one Blue Spruce (*Picea pungens*) located on a bank within the front garden of Meadowside, Sunset Lane. The applicant proposes the removal of all three trees due to their proximity to the dwelling and concerns regarding the dry nature of the surrounding vegetation during periods of hot weather.

2. The trees are relatively young specimens whose stem diameters only just exceed the threshold requiring notification within the Conservation Area. Whilst they make a contribution to the immediate setting of the property, their public amenity value is considered to be limited. The front of the property is well vegetated, with a mixture of shrubs and younger trees present, and the wider locality benefits from a substantial level of mature tree cover. Consequently, the trees are not particularly prominent within the wider street scene and only become readily appreciable when viewed from directly outside the property.

3. The proposed removal will result in some limited harm to visual amenity. However, this impact is considered minor and, given the existing vegetation present within the property frontage, is likely to lessen over time as surrounding shrubs and younger trees continue to establish and mature, progressively filling the space created by the removals.

4. The trees are situated approximately 5 metres from the dwelling. Given this relationship, their ability to develop into large, mature specimens is inherently constrained. Were the trees to be retained in the longer term, it is likely that regular and potentially quite robust pruning works would be required to maintain an appropriate relationship with the property. In these circumstances, the long-term retention of the conifers in particular is unlikely to represent a sustainable management solution, as they would be unable to attain their full size and form without resulting in conflict with their surroundings and necessitating ongoing intervention.

5. Taking all factors into account, including the limited public visibility of the trees, their localised amenity value, the presence of significant surrounding tree cover, and the ability of existing vegetation within the frontage to mitigate the visual effects of their removal over time, it is not considered that the trees make such a contribution to the character or appearance of the Conservation Area as to justify the making of a Tree Preservation Order (TPO) to prevent the works being completed as proposed.

RECOMMENDATION:

No objection to notification.

Authorising Officer sign.....ANBU.....**Arboricultural Officer (Strategic Planning)**

Date.....09 Oct 26...