

CONSERVATION AREA NOTIFICATION

ASSESSMENT SHEET

APPLICATION NO: **CA/26/0018: Cherry Tree Cottage Sunset Lane West Chiltington.**

REPRESENTATION AND CONSULTATION RESPONSES:

West Chiltington Parish Council has indicated an objection to this notification; their concerns are set out below -

The Parish Council considers this application to be a proposed removal of a very significant amount of greenery.

The Lanes Conservation area was established to protect the look and feel of the Lanes, key to which is the prevalence of trees, shrubs and plants. If this application is permitted, the Parish Council would like there to be a re-planting plan and schedule to secure the conservation of the verdant nature of the area.

No additional representations have been received in respect of this notification.

ASSESSMENT:

This This Section 211 notification relates to works proposed at the notifier's property Cherry Tree Cottage Sunset Lane, which falls with the West Chiltington Lanes Conservation Area. The proposed tree works are to removal of a line of 17 Golden Lawson Cypress, at the front of the property, and the removal of a dead Oak, height reduction works to a line of evergreen trees along the western boundary, and the removal of a small Willow; these trees are all sited in the rear garden of the property.

The Lawson Cypress trees at the front of the property have historically functioned as a boundary hedgerow, separating Cherry tree Cottage from Sunset Lane to the north. However, due to a lack of recent management, they have grown significantly in height and form and now exceed the typical scale of a domestic hedge.

From within the notifier's property, the line of Cypress retains good lateral spread, and foliage density and continues to provide privacy and screening. In contrast, their contribution when viewed from the public domain along Sunset Lane is limited. Whereby, the historic lateral pruning to maintain highway clearance has left the lower 2 to 3 metres largely devoid of live foliage, with growth now concentrated in the uppermost sections of the trees. This has resulted in an unattractive appearance due to the exposed stems and dead internal growth.

While the Cypress trees still provide a senses enclosure and visual separation between the notifier's property and the wider area. In their current condition, this contribution to the character and appearance of the Conservation Area is modest, whereby the parts of the trees that are devoid from any live growth detract from the street scene rather than enhancing it.

The notifier has confirmed that replacement planting forms part of the proposal. The Cypress trees would be replaced with an appropriate hedging species, such as Yew (*Taxus baccata*) or Copper Beech (*Fagus sylvatica* 'Purpurea'). Both are traditional and well used boundary treatments which, if properly managed, ever species would have the potential to provide a positive and long-term contribution to the Conservation Area.

While it is acknowledged that the removal of the 17 trees along the front boundary of the property, would be very noticeable at first, and this action would open-up views of Cherry Tree Cottage from Sunset Lane. Nevertheless, given their compromised condition and limited visual quality arising from the dead exposed sections of the existing Cypress trees, when viewed from Sunset Lane, weighed against the proposed replacement with a more appropriate species. In this instance the works are not considered to be detrimental in the long-term, despite the initial visual impact that would arise.

The Oak proposed for removal is stone dead and exhibits no live growth or physiological function, as is the Cypress on the southern boundary near the pond. Their removal is therefore considered acceptable and unobjectionable.

The height reduction works proposed to the line of mixed species evergreen trees along the western boundary, which currently stand at approximately 20 to 23 metres in height, due to a lack of any recent management. The proposal seeks to reduce the trees by approximately one third (between 5m to 6m) to create a more even height along the entire line of trees, and to address the concerns of the notifier and the adjoining property to the west regarding excessive height and loss of natural light.

These works are considered reasonable and proportionate, balancing residential amenity with retention of the trees' overall form and screening function. The reduction in height would not adversely affect the long-term health of the trees, nor will the works have an adverse impact on their wider public visibility, as such the works will not give rise to any significant, or lasting harm to the Conservation Area.

The removal of a small Willow tree (approximately 6 metres high) along the eastern boundary is proposed. This tree has limited public visibility, and its loss would not be noticeable within the wider Conservation Area, as the tree can't be seen from any areas of public activity in the area. In addition, the presence of other mature and semi-mature trees nearby would readily mitigate its removal, resulting in a negligible impact on local amenity.

It is not considered that the works to the trees in question will result in any unacceptable impact upon the character and amenities of the Conservation Area.

Accordingly, it is not considered necessary or appropriate to protect the trees in question with 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.....23 April 26.....