Development Management – Delegated Officer Report **Date; 20/01/2026**

Application Number	**AWDM/1374/26**
Address	**24 Courtlands Close Worthing West Sussex BN12 4BT**
Proposal	**Application for consent under Worthing Tree Preservation Order No.5 of 1987 to fell and replace Ash tree T1.**

Date of site visit: 25/11/25

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

Proposal, Site and Surroundings

The application refers to one large mature Ash tree growing in the front garden of the property adjacent to the driveways of 24 and 25 Courtlands Close, and the public footpath. The tree is an established, prominent feature in the street scene and makes a significant contribution to the character and visual amenities of the area.

Consent is sought to fell and replace Ash tree T1.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1987: Worthing Tree Preservation order Number 5 of 1987 confirmed on 22/09/1987.

1988: Application to remove one branch from ash tree overhanging neighbouring property to east and crown lifting of Sycamore (subject to Worthing Tree Preservation Order No 5/1987). 24 Courtlands Close, Sycamore Courtlands Way

1998: Application under Worthing Tree Preservation Order No 5/1987 to prune pendulous branches of ash tree (t1) to give 0.5 metres clearance to telephone wires and street lighting column. Removal of lowest respective limbs overhanging Nos. 23 and 25 Courtlands Close. Remove previously cut branch stubs, dead wood, crossed and abrading branches: 24 Courtlands Close

2002: Application for consent under Worthing Tree Preservation Order No. 5 of 1987 to remove one branch centre of Ash tree (T1) facing property.

2008: Application for consent under Worthing Tree Preservation Order No. 5 of 1987 to crown lift to 4 metres, reduce branches on east side by up to 2 metres, prune away from telephone wires, clean out the crown and minor trimming of the remaining branches of one Ash Tree (T1).

2011: Application for consent under Worthing Tree Preservation Order No. 5 of 1987 to raise crown to 5 metres, remove epicormic growth and dead wood and reduce branches to obtain 0.5 metre clearance to telephone lines on one Ash Tree (T1)

2014: Application for consent under Worthing Tree Preservation Order No.5 of 1987 to crown lift up to 5 metres, prune to clear cables by up to 1 metre, reduce radial spread by up to 2 metres, and crown thin by up to 5% one Ash tree T1

2016: Application for consent under Worthing Tree Preservation Order No.5 of 1987 to crown lift up to 5 metres, prune to clear cables by up to 1 metre, reduce radial spread by up to 2.5 metres, and crown thin by up to 10% one Ash tree T1

2023: Application for consent under Worthing Tree Preservation Order No.5 of 1987 to prune to allow clearance to phone lines within crown of up to 1 metre, crown thin up to 10% and remove deadwood, one Ash tree T1.

Planning Assessment

The tree is a large mature Ash, growing in a small border between the driveways and the public road, where it is prominent to Courtlands Close and makes a significant contribution to the character of the area.

The tree is single stemmed to 4 metres, where the large main stem divides into two main stems, and several smaller stems. The main clusters of stems are mostly upright with some small secondary branches that hang low. The crown is asymmetric with its highest point to the east away from the central bole. The crown is dense with branches, but has very sparse foliage, most of which has either fallen or turned early, with many dead limbs.

The proposed works are to fell and replace the tree due to it being in decline and in poor condition.

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 area will be compensated with the provision of a replacement tree.

Recommendation

APPROVE

Grant Consent, subject to the following Conditions:

1. Approved plans

2. The proposed felling of the Ash tree T1, and its replacement shall be carried out in full within two years from the date of this consent and in accordance with details of the size, species and position of the replacement tree planting to be agreed in writing with the Local Planning Authority.

   Reason: *In the interest of visual amenity.*

3. If within five years following replanting the replacement tree dies or becomes seriously diseased, another tree of the same size and species shall be planted in a similar position during the next planting season following the removal of the replacement tree, unless the Local Planning Authority gives written approval to any variation.

Reason: *In the interest of visual amenity.*

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 20/01/2026

Authorised by: Jo Morin Date: 20.01.2026