Development Management – Delegated Officer Report **Date; 12/03/2025**

Application Number	**AWDM/1574/24**
Address	**The Rectory Glebe Road Worthing West Sussex BN14 7PF**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and radial spread by up to 2.5 metres Ash tree T1, reduce crown height and radial spread by up to 2.5 metres and crown lift up to 2.5 metres Ash tree T2, crown lift to allow clearance to roof of adjacent building of 2 metres, Ash tree T4, and to crown lift up to 3.5 metres and prune to allow clearance of up to 0.5 metres to boundary wall, trees of group G1 in the West Tarring Conservation Area.**

Date of site visit: 05/03/25

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

Proposal, Site and Surroundings

The application refers to three large mature Ash trees; one on the Western boundary, one on the North and one close to the main building, and a linear group of various trees that intersperse with the protected trees of Worthing Tree Preservation order Number 1 of 1981, on the boundary with Rectory Road. The trees are a prominent part of the street scene and make a contribution to the character and visual amenities of the West Tarring Conservation Area.

Consent is sought to reduce crown height and radial spread Ash trees T1 and T2, to crown lift to allow clearance to roof of adjacent building Ash tree T4, and to crown lift and prune to allow clearance of up to 0.5 metres to boundary wall, trees of group G1.

The reasons for the works are primarily in the interests of abating nuisance, light issues and amenity value.

Consultations: None.

Representations: None received.

Relevant Planning History

1975: The property is included within Conservation Area No.1 (West Tarring) designated by the Council on 6th March 1975.

1981: Worthing Tree Preservation order Number 1 of 1981 confirmed on 14/05/81.

2015: Application for consent under Worthing Tree Preservation Order No.1 of 1981 to crown lift up to 5.5 metres one Lawsoniana tree T6, and to fell and replace one Silver Birch tree T5. Application withdrawn.

2015: Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial spread by 1 metre and crown lift up to 5.5 metres two: Ash Bay Lawsoniana and Yew and one elm, of groups G5 and G7, crown lift up to 5.5 metres and prune to clear property by up to 2 metres six Ash trees of group G4, to fell: one Oak one Cherry two Ash and three Sycamore trees of group G1 and to fell one Lawson Cypress T8 and one Silver Birch T3 in the West Tarring Conservation Area.

2017: Section 211 Notice under the Town and Country Planning Act 1990 to reduce and reshape crown by up to 3 metres and remove deadwood on one Ash tree T1 in the West Tarring Conservation Area.

2019: Worthing Tree Preservation order Number 1 of 2019 confirmed 13/08/19.

2019: Section 211 Notice under the Town and Country Planning Act 1990 for works to crown lift up to 5 metres over adjacent car parking area and grounds 6 Sycamore, 1 Leylandii and 1 Ash all of group G1.

Planning Assessment

The trees are a small three large mature Ash and a group of various species to the Western side of the rear garden. The tree is prominent to the area, and can be seen from many views. The trees are:

Ash tree T1
This tree is located to the Southwest of the parking area close to the boundary fence and the detached garage. The tree has three main slightly curved stems from ground level; the Southern and central stems persist to 2 metres, with the northern stem dividing from 8 metres. The first laterals emerge from 4 metres. The main crown is dense and wide spread with some lower hanging over extended laterals.

The proposed works are to reduce crown height and radial spread by up to 2.5 metres. These works are to contain the size and spread of the tree.

Ash tree T2
The Ash tree T2 is located close to the northwest corner of the main building. The tree has a single stem to 4 metres where it then divides into two main upright scaffold stems, with wider spread secondary stems to the East and West that achieve an equal height in the crown. The stems each divide from 6 to 8 metres. The main crown is slightly sparse and wide spread with some laterals, being close to the main building.

The proposed works are to reduce crown height and radial spread by up to 2.5 metres and crown lift up to 2.5 metres. The works are to contain the size and spread of the tree and maintain the clearance to the main Rectory building.

Ash tree T4
This tree is on the Northern boundary of the rear garden, and has a single stem to 2.5 metres, where it divides into two, each dividing again at 2.75 metres and several more times to the top. The first significant sized limbs that emerge from 4 metres. The main crown is moderately dense and mostly to the North with some lower hanging laterals.

The proposed works are to crown lift to allow clearance to roof of adjacent building of 2 metre. The works are to abate possible future nuisance.

Trees of group G1

Group G1 is a line of various trees along the Eastern boundary close to the wall that is adjacent to the pavement of Rectory Road. The group includes several Ash Holly Cherry and Sycamore trees that are mostly smaller and lower that the protected Tree of Heaven and Sycamore trees of Worthing Tree Preservation order Number 1 of 1981.

The proposed works are to crown lift up to 3.5 metres and prune to allow clearance of up to 0.5 metres to the boundary wall. The works are to allow access and allow more light and air to pass beneath the crowns and to prevent damage to the existing wall.

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 West tarring Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date:12/03/2025

Authorised by: Jo Morin Date: 12.03.2025