Development Management – Delegated Officer Report **Date; 09/09/2025**

Application Number	**AWDM/0973/25**
Address	**7 Warwick Place Worthing West Sussex BN11 3EU**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and radial spread by up to 1.5 metres and crown thin 15% one Apple tree T2 in the Steyne Gardens Conservation Area.**

Date of site visit: 04/08/25

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

Proposal, Site and Surroundings

The application refers to a small mature Apple tree located near the centre of the northern boundary of the rear garden. The tree is a part of the local landscape and makes a contribution to the character and visual amenities of the Steyne Gardens Conservation Area.

Consent is sought to reduce crown height and radial spread and to crown thin.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1992: Worthing Tree Preservation order Number 14 of 1992 confirmed on 09/09/1992.

2000: The property is included within Conservation Area Steyne Gardens (XXII) (formerly Seafront and Hinterland), designated by the Council on 14th March 2000.

2011: Application to prune south facing limb on one Black Mulberry (T1) in rear garden overhanging adjacent building; and Section 211 Notice to fell 8 conifers in rear garden adjacent to southern boundary (within the Steyne Gardens Conservation Area).

2014: Application for consent under Worthing Tree Preservation Order No. 14 of 1992 to reduce selected branch on South side by up to 2 metres, on one Mulberry Tree T1.

2020: Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace one Plum tree (P1), due to roots causing damage to property, in the Steyne Gardens Conservation Area.

2022: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and radial spread by up to 1.5 metres and crown thin 10% one Apple tree T2 in the Steyne Gardens Conservation Area.

2025: Application for consent under Worthing Tree Preservation Order No.14 of 1992 to reduce crown height and radial spread by up to 1.5 metres and crown thin 15% one Mulberry tree T1.

Planning Assessment

The Apple T2 is a small mature tree growing in the rear garden, where it is visible from Park Road to the east of the property. The tree is part of the area, and has some public views.

The tree has a gnarled single stem to 1.5 metres, where it then divides into two stems that each persist to 2.5 metres where the stems divide again. The main limbs are heavily laden with several “water shoots” mostly away from the centre of the tree. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce crown height and radial spread by up to 1.5 metres and crown thin 15%. The works are to contain the size and spread of the tree and allow more light and air to pass through the crown.

These works in my opinion would be relatively minor in relation to the overall size, spread and crown form of the tree and would not significantly or adversely affect its appearance, amenity value, or its contribution to the character of the Steyne Gardens Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 09/09/2025

Authorised by: Louise Prew Date: 11/09/2025