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

Application Number	**AWDM/0893/25**
Address	**7 Warwick Place Worthing West Sussex BN11 3EU**
Proposal	**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.**

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 large sprawling Black Mulberry tree in the rear garden of the property. The tree cannot be seen from the road, but is important as a Veteran tree in the Steyne Gardens Conservation Area.

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

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

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: 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.

Planning Assessment

The Black Mulberry T1 is a medium to large sized tree growing within a walled garden, that is considered to be around 200 years old, making it an important feature of the area. The tree has limited public views but is part of the local landscape of the Steyne Gardens Conservation Area.

The tree has a twisted leaning single stem that persists to 2 metres, and is deeply gnarled near its base. The oldest stem is to the Southeast with newer shoots having developed to the northeast. 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 to crown thin up to 15%. The works are to contain the size and spread of the tree, reduce weight in the crown and abate possible damage from failing over extended limbs.

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 Conservation Area.

Recommendation

APPROVE

Grant Consent, subject to the following Conditions:

1. Approved plans

2. The proposed works, hereby permitted, shall be restricted to those specified in the application only unless otherwise agreed in writing with the Local Planning Authority and carried out within two years from the date of consent and in accordance with the British Standard BS 3998: 2010 Tree Work.

   Reason: *In the interest of visual amenity.*

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 09/09/2025

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