Development Management – Delegated Officer Report **Date; 22/09/2025**

Application Number	**AWDM/0811/25**
Address	**42 Poulters Lane Worthing West Sussex BN14 7SU**
Proposal	**Application for consent under Worthing Tree Preservation Order No.19 of 1998 to reduce radial spread by up to 1.5 metres on Eastern side, and crown lift up to 4.5 metres one Holm Oak tree T3.**

Date of site visit: 09/09/25

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

Proposal, Site and Surroundings

The application refers to a large mature Holm Oak located near the centre of the eastern boundary in the front garden. The tree is a prominent part of the street scene and makes a significant contribution to the character and visual amenities of the area.

Consent is sought to reduce radial spread on the Eastern side, and crown lift Holm Oak tree T3.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1998: Worthing Tree Preservation order Number 19 of 1998 confirmed on 02/10/1998.

2001: Application for consent under Worthing Tree Preservation Order No.19/1998 to remove branches on Tree of Heaven (T1) over the roof of 40 Poulters Lane and remove the lower branches on Ash (T2) and Holm Oak (T3) over pathway to 40 Poulters Lane.

2019: Application for consent under Worthing Tree Preservation Order No. 19 of 1998 to thin canopy by up to 20 per cent; reduce radial spread by up to 2.5m; reduce height by up to 1m of Holm Oak tree in front garden (T3)

Planning Assessment

The tree is a large mature Holm Oak, growing in the front garden to the East of the lawn area, adjacent to the low boundary fence with number 1 Offington Drive (the applicant). The tree is prominent to the area, and can be seen from many views.

The tree has a single stem to 3 metres where it then divides into three; the central stem remains up right with the other stems angled outward becoming level. There is a large lateral that emerges at 1.8 metres on the southern side. The main crown is dense and wide spread with several over extended laterals that support low hanging tertiary branches.

The proposed works are to reduce radial spread by up to 1.5 metres on the Eastern side, and crown lift up to 4.5 metres. The works are to contain the spread of the tree, allow access and allow more light and air to pass beneath 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 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: 22/09/2025

Authorised by: PB Date: 22/9/25