Development Management – Delegated Officer Report **Date; 29/05/2024**

Application Number	**AWDM/0512/24**
Address	**9 - 11 Shakespeare Road Worthing West Sussex BN11 4AL**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace one Sycamore tree and one Magnolia tree in the Winchester Road Conservation Area.**

Date of site visit: 18/04/24

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 multi stemmed Sycamore in the front garden and a smaller mature Magnolia in the rear garden. The trees are of varying prominence to the street scene and each make a contribution to the character and visual amenities of the Winchester Road Conservation Area.

Consent is sought to fell and replace both trees.

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

Consultations: Letter sent to The Worthing Society, who did not respond.

Representations: None received.

Relevant Planning History

1989: Worthing Tree Preservation order Number 14 of 1989 confirmed on 26/11/1990

1997: The property is included within the Winchester Road Conservation Area XXI designated by the Council on 29th April 1997.

2014: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by up to 1 metre, reduce radial spread to the eastside by up to 2 metres and reduce radial spread on all other aspects by up to 1 metre, on one Magnolia tree in the Winchester Road Conservation Area.

2018: Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial crown spread by up to 3m to west to Sycamore in front garden in Winchester Road Conservation Area.

2020: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by approx. 1.5m, reduce radial spread to all aspects by 1m and crown thin by 15% one Magnolia tree and to fell and replace one Bay in the Winchester Road Conservation Area.

Planning Assessment

The Sycamore T1 is a mature multi stemmed tree growing in the mostly hardstanding front grounds, in a small raised border close to the northeast corner. This tree is prominent to the area, and can be seen from many views. The Magnolia T2 is growing in the relatively confined area of the rear garden near its Southeast corner which can be partially seen from Shakespeare Road. The trees are:

Sycamore T1
The Sycamore tree T1 has multi-stems from ground level, with some fusing up to 0.5 metres. The four main larger stems are tightly forked to 2 metres, where they start to divide. There are several other tall slender poles that mostly persist to the top of the crown and combine to form a wide array. The main crown is dense and wide spread, with some limbs reaching the main building.

The proposed works are to fell and replace the tree, due to its slightly poor condition: multi stemmed from a confined area with some compromised connections from ground level, and due to damage and disruption to the adjacent wall and hard standing.

Magnolia T2
This tree has twin stems from ground level that are clear to 2 metres, and begin to divide from 1.2 metres. The main crown is slightly open, moderately dense, and wide spread, with some over extended laterals.

The proposed works are also to fell and replace the tree. Although the condition of the tree is reasonable, the tree is not particularly prevalent to the Conservation Area and not considered to be worthy of a Tree Preservation Order.

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 Conservation Area will be compensated with the provision of replacement trees.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 29/05/2024

Authorised by: Jo Morin Date: 29.05.2024