Development Management – Delegated Officer Report **Date; 03/01/2025**

Application Number	**AWDM/1290/24**
Address	**The Gatehouse 25 Warnham Road Worthing West Sussex BN12 4LL**
Proposal	**Application for consent under Worthing Tree Preservation Order No.20 of 1994 to reduce crown height and radial spread by up to 1.5 metres and crown lift up to 7 metres Lime tree T1 of group G2, reduce crown height by up to 2 metres, and reduce radial spread by up to 1.5 metres Sycamore T2 of group G1 and to reduce crown height and radial spread by up to 1.5 metres Sycamore trees T3 T4 T5 and T6 of group G1.**

Date of site visit: 18/12/24

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

Proposal, Site and Surroundings

The application refers to five large mature Sycamore trees in the front and side gardens that are part of group G1 and one large tall mature Lime located to the West of the property on a small grass verge adjacent to the access road and parking bays. The trees are a prominent part of the street scene and make a significant contribution to the character and visual amenities of the area.

Consent is sought to, reduce crown height and radial spread Sycamore trees T2 T3 T4 T5 and T6 of group G1 and to reduce crown height and radial spread and crown lift Lime tree T1 of group G2

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

1994: Worthing Tree Preservation order Number 20 of 1994 confirmed on 01/11/94.

1997: Application for consent under Worthing Tree Preservation Order No 20/ 1994 to crown lift to 4.57 metres (15 feet) eight Sycamore trees and one Lime tree within group (G2) : (plots 3/17 Courtlands Warnham Road) Nos. 1 & 2 Warnham Close.

2006: Application for consent under Worthing Tree Preservation Order No. 20 of 1994 to remove 4 no. suppressed small sycamores and 1 no. Black Mulberry; crown lift by up to 6 metres, and clean out Sycamore adjacent to Warnham Road; and reduce spread of 2 no. Sycamores nearest to property by up to 2 metres, and clean out; all in Group 2 (G2).

2013: Application for consent under Worthing Tree Preservation Order No.20 of 1994 to crown lift up to 5.5 metres over highway, crown thin by up to 10% and reduce branches over building to give up to 2 metres clearance, on three Sycamore Trees of group G1

2015: Application for consent under Worthing Tree Preservation Order No. 20 of 1994 to removed poor growth from top of crown and reduce radial spread by up to 2 metres, one tree Sycamore tree of group G2.

2019: Application for consent under Worthing Tree Preservation Order No. 20 of 1994 to crown reduce by up to 2m four Sycamores and to fell two Sycamores all in group G1.

2019: Application for consent under Worthing Tree Preservation Order No.20 of 1994 to reduce crown height by up to 3 metres and reduce radial spread by up to 2 metres on one Lime tree T1 of group G2.

Planning Assessment

The trees are a large mature Lime growing in a small open grassed area adjacent to a garage block, parking bays and the rear garden of 1 Warnham Close, that is a part of a group of large mature trees G2, and five Sycamore trees in group G1 that are mostly multi stemmed or groups of trees. The trees are very prominent to the area, with the main amenity value being in their size. The trees are:

Lime tree T1 of group G2
This tree has a large diameter single stem to 4 metres, where it then divides into two smaller tightly forked parallel stems, that each begin to divide again from 8 to 9 metres and several more times to the top of the crown. The main largest stems support arching laterals from 5 to 6 metres, with some large epicormic growths from 2 metres. The main crown is dense and wide spread, and in proportion so as to create an overall well balanced tree.

The proposed works are to reduce crown height and radial spread by up to 1.5 metres and crown lift up to 7 metres The works are to maintain the size and spread of the tree and allow access beneath the crown.

Sycamore T2 of group G1
This tree is located at the western end of the group, close to the junction of Warnham Road and Warnham Mews. The tree has numerous large diameter stems from ground level that each extend to form a tight array. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce crown height by up to 2 metres, and reduce radial spread by up to 1.5 metres to contain the size and spread of the tree.

Sycamore T3 of group G1
located close to the boundary with Warnham Road this tree is twin stemmed from ground level, that both divide into 2 stems from 4 metres, with each stem persisting to within 3 to 4 metres of the top. The first laterals emerge from 4 metres. The main crown is dense and wide spread.

Sycamore T4 of group G1
The Sycamore tree T4 has 3 large diameter stems from ground level, some with large ascending secondary branches, mostly persisting to the top of the tree. The main crown is high and wide spread.

Sycamore T5 of group G1
This tree has a slightly curved single stem that extends to 5 metres, where it then divides into 2, the south secondary divides again from 8 metres, the northern stem mostly persists to the top. The main crown is dense and moderately wide spread

Sycamore T6 of group G1

The last tree in the group is Sycamore T6 that is located toward the southeast of the group. The tree has a large diameter single stem that persists to 9 metres, where it divides into two slender parallel stems, with the first limbs from 6 metres. The tree has previously been lifted and there are a few large pruning wounds, which have callused over. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works for the Sycamore trees T3 T4 T5 and T6 of group G1 are to reduce crown height and radial spread by up to 1.5 metres. The works are to contain the size and spread of the trees and allow more light and air to pass around the crowns.

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 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:03/01/2025

Authorised by: Jo Morin Date: 03.01.2025