

Application Number **AWDM/0494/26**

Address **81 Manor Road Worthing West Sussex BN11 4SL**

Proposal **Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial spread to north by up to 2.5 metres, three Bay trees T1 T2 & T3 in the Heene Conservation Area.**

Date of site visit: 14/05/26

Neighbours checked: Y

Additional neighbour notifications: N

Site notice: (wider publicity / conservation area): Y

Proposal, Site and Surroundings

The application refers to three tall Bay trees growing at the northern end of the rear garden. The trees are part of the local landscape and make a contribution to the character of the Heene Conservation Area.

Consent is sought to reduce radial spread to the north.

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

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

Representations: None received.

Relevant Planning History

1975: Worthing Tree Preservation order Number 5 of 1975 confirmed on 16/09/1975.

1985: The property is included within Conservation Area VI (Heene), designated by the Council on 31st January 1985.

2004: Application for consent under Worthing Tree Preservation Order No.5 of 1975 to reduce limb overhanging roof of one Silver Birch (T1) by approximately 1 metre to the next appropriate growth point.

2025: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by up to 2 metres, reduce radial spread by up to 1 metre and crown lift up to 4 metres Beech tree T1; reduce crown height and radial spread by up to 1 to 2 metres Holly T2; reduce crown height and radial spread by up to 2 to 3 metres Bay trees T4 & T5; to reduce radial spread toward main building by up to 2 metres Bay T6; reduce crown height and radial spread by up to 0.5 to 1 metre Bay T7 and to fell and replace Prunus T3 in the Heene Conservation Area

2026: Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial spread to north by up to 3.5 metres one Bay tree T1 in the Heene Conservation Area.

Planning Assessment

The trees are large mature bays growing in the rear garden adjacent to the neighbouring rear gardens of 5 Cowper Road, and 7 Cowper Road (Applicant). The trees are not prominent to the area and can be seen only from limited public views.

Although the trees could only be partially seen between the houses of 7 and 5 Cowper Road, it could be observed that they are a group of tall bays that form a dense evergreen screen between the properties. The combined main crown is dense and wide spread with some slightly over extended laterals.

The proposed works were to reduce radial spread to north by up to 2.5 metres. The works are to contain the spread of the trees, allow access beneath and allow more light and air to pass their 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 Heene Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 04/06/2026

Authorised by: Jo Morin Date: 04.06.2026