Development Management – Delegated Officer Report **Date; 13/02/2026**

Application Number	**AWDM/1237/25**
Address	**Ashdown Nursing Home 2 Shakespeare Road Worthing West Sussex BN11 4AN**
Proposal	**Application for consent under Worthing Tree Preservation Order No.69 of 2001 to crown lift and reduce radial spread to allow a clearance of up to 2 metres to the building and roof line of neighbouring property English Oak tree T5.**

Date of site visit: 28/01/26

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

Proposal, Site and Surroundings

Consent is sought to crown lift and reduce radial spread to allow a clearance to the building and roof line of neighbouring property English Oak tree T5.

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

Consultations: None.

Representations: One representation received from a nearby neighbour supporting the proposed works and suggesting more; *We would ask that the council looks favourably at allowing some of the offshoot trunks, which is producing the branches, to be cut back completely.* Such works sre not necessary and if applied for would not be given consent.

Relevant Planning History

1990: The property is included within the Winchester Road Conservation Area XXI designated by the Council on 29th April 1997 pursuant to Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2001: Worthing Tree Preservation order Number 69 of 2001 confirmed on 24/10/01.

2005: Application for consent under Worthing Tree Preservation Order No.69/2001 to crown lift selectively to 5 metres, crown reduce by up to 30% and crown thin two Sycamore (T3 and T4), one Lime (T2) and one Oak tree (T5)

2016: Application for consent under Worthing Tree Preservation Order No.69 of 2001 to reduce to 1 metre in height one Hawthorn tree T1, to re-pollard to previous points one Lime tree T2, to reduce radial spread by up to 3 metres one Sycamore tree T4, reduce radial spread by up to 3 metres, thin by up to 15% and deadwood one Holm Oak tree T5, and to fell one Sycamore tree T3.

2023: Application for consent under Worthing Tree Preservation Order No.69 of 2001 to reduce radial spread to South by up to 2.5 metres one Sycamore tree T4.

Planning Assessment

The tree is a large mature English Oak growing near the southwest corner of the rear grounds. The tree is prominent to the area and can be seen from many views.

The tree has a large diameter single stem with a distinct curved form, that leads to the crown break at 4 metres, where it divides into two main stems that each divide again from 10 metres. The main crown is dense and wide spread with some slightly over extended and lower hanging laterals.

The proposed works are to crown lift and reduce radial spread to allow a clearance of up to 2 metres to the building and roof line of neighbouring property. The works are to contain part of the spread of the tree crown, abate possible future nuisance, 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: 13/02/2026

Authorised by: Jo Morin Date: 16.02.2026