Development Management – Delegated Officer Report **Date; 05/01/24**

Application Number	**AWDM/1432/23**
Address	**24 Broadwater Road Worthing West Sussex BN14 8AE**
Proposal	**Application for consent under Worthing Tree Preservation Order No.26 of 1997 to reduce crown height by up to 2 metres, reduce radial spread by up to 1.5 to 2 metres, one Magnolia tree T1.**

Date of site visit: 28/11/23

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

Proposal, Site and Surroundings

The application refers to one medium sized Magnolia tree growing against the southern aspect of the building, directly adjacent to the wall. The tree is established and prominent in the street scene and makes a significant contribution to the character and visual amenities of the area.

Consent is sought to reduce crown height and radial spread.

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

1997: Worthing Tree Preservation order Number 26 of 1997 confirmed on 05/06/1997.

2009: Application for consent under Worthing Tree Preservation Order No.26 of 1997 to prune tree by reducing branches to clear gutters and windows and to allow pedestrian access under crown of tree. Crown spread to be reduced by one metre to low branches on south side facing Westbourne Avenue to one Magnolia Grandiflora (T1)

2014: Application for consent under Worthing Tree Preservation Order No. 26 of 1997 to reduce crown height by up to 2.5 metres, crown lift up to 2.5 metres and reduce radial spread; by 1 metre to East, 1.5 metres to south, and 2 metres to west, on one Magnolia tree T1.

2018: Application for consent under Worthing Tree Preservation Order No. 26 of 1997 to reduce crown height by 2.5 metres and radial crown spread to all aspects by up to 2 metres one Magnolia tree T1.

Planning Assessment

The tree is medium sized and growing against the southern wall of 24 Broadwater Road. The tree makes a significant contribution to the amenity of the area and can be seen from the main A24 Broadwater Road, which is a major route into Worthing town centre.

The tree is multi-stemmed from 0.5 metres above ground level, with a lateral stem on the west side and mostly upright stems to the east. The tree has an overall height of around 6-7 metres, with some of the tallest limbs extending over the roof and guttering of the building. The crown of the tree has dense short spaced limbs, which are wide spreading, but have persistent leaf cover deep into the crown of the tree.

The proposed works are to reduce crown height by up to 2 metres, reduce radial spread by up to 1.5 to 2 metres. The works are to contain the size and spread of the tree, abate nuisance by allowing clearance to windows etc.

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: 09/01/2024

Authorised by: LPrew Date: 09/01/2024