Development Management – Delegated Officer Report **Date; 14/06/23**

Application Number	**AWDM/0501/23**
Address	**Ashford House 9-11 Winchester Road Worthing West Sussex BN11 4DJ**
Proposal	**Application for consent under Worthing Tree Preservation Order No.15 of 1997 to reduce crown height by up to 2.5 metres, and reduce radial spread by up to 1 metre one Bay tree T1 of group G1.**

Date of site visit: 18/04/23

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

Proposal, Site and Surroundings

The application refers to one Bay tree in the northeast corner of the rear grounds. The tree is a small early mature Bay that is a part of the area and makes a contribution to the character and visual amenities of the Winchester Road Conservation Area.

Consent is sought to reduce crown height and reduce 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

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.

1997: The Worthing Tree Preservation Order No.15 of 1997 confirmed 19th May 1997

2013: Application for consent under Worthing Tree Preservation Order No. 15 of 1997 to remove stems of Bay tree in rear garden abrading boundary wall and reduce crown of same Bay tree by 30% (Part of G1).

2018: Application for consent under Worthing Tree Preservation Order No.15 of 1997 to fell Bay tree (T1) as it is undermining the boundary wall and crown reduction of one Bay tree within Group G1 by 30%.

2018: Section 211 Notice under the Town and Country Planning Act 1990 to fell one Sycamore tree in front garden as roots are damaging property within the Winchester Road Conservation Area.

Planning Assessment

The Bay is a small early mature tree growing in the rear garden adjacent to the Northeast corner and the tall boundary wall. The tree is part of the Conservation Area, with only limited public views.

The tree has a large diameter original stem that is surrounded by many smaller stems that emerge from ground level and some of which achieve an equal height and spread. The tree has thick foliage from ground level. The main crown is dense and wide spread with several over extended laterals.

The proposed works are to reduce crown height by up to 2.5 metres, and reduce radial spread by up to 1 metre. The works are to contain the size and spread of the tree and allow more light and air to pass over 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 Winchester Road Conservation 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: 14/06/2023

Authorised by: PB Date: 14/6/23