Development Management – Delegated Officer Report **Date; 30/01/2026**

Application Number	**AWDM/1365/26**
Address	**Devonshire Lodge Brooklyn Avenue Worthing West Sussex BN11 5QN**
Proposal	**Application for consent under Worthing Tree Preservation Order No.28 of 1990 to reduce crown height and radial spread by up to 2 to 2.5 metres and crown lift up to 3 to 5 metres Holm Oak tree T1, and to crown lift to allow up to 3 metres clearance to adjacent garages roofline Holm Oak tree T2 of group G1.**

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

The application refers to two large mature Holm Oak trees: one in the frontage adjacent to the entrance path from Brooklyn Avenue, and one to the rear of the main block behind the row of garages. 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 and crown lift Holm Oak tree T1, and to crown lift to allow clearance to the adjacent garages roofline, Holm Oak tree T2 of group G1.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1990: Worthing Tree Preservation order Number 28 of 1990 confirmed on 02/07/1991.

1993: Application for lopping and thinning by 30% two Holm Oaks within front garden (subject to Worthing Tree Preservation Order 20/1990). Refused.

1996: Application under Worthing Tree Preservation Order No.28/1990 to remove one large bough of Holm Oak (part of group G1) over existing minor pendulous branches garages to rear of property.

2000: Application for consent under Worthing Tree Preservation Order No. 28/1990 to crown lift to 4 metres and crown thin one Holm Oak (T1)

2003: Application for consent under Worthing Tree Preservation Order No.28/1990 to fell one Monterey Pine (T4), to crown lift to approximately 3 metres one Holm Oak at front (T1) and to

crown reduce damaged limbs over adjoining property and crown lift over garages by up to 1 metre one Holm Oak at rear (part of Group G1).

2008: Application for consent under Worthing Tree Preservation Order No.28 of 1990 to crown lift one Holm Oak (T1) to 2.4 metres above ground level on road side.

2011: Application for consent under Worthing Tree Preservation Order No. 28 of 1990 to crown lift one Holm Oak (T1) in front garden to 3 metres over pavement and to 5 metres over road and crown reduce by 15% (1.5 metres) all round and prune to clear telephone lines; and to crown lift one Holm Oak (part of Group G1) to rear of garage block to clear garage roofs.

2017: Application for consent under Worthing Tree Preservation Order No.28 of 1990 to reduce radial spread by up to 1.5 metres, and crown thin 20% one Holm Oak tree T1, and to crown lift to allow clearance of up to 2 metres to garage building one Holm Oak of group G1.

Planning Assessment

The trees are both large matures that are prominent to the area, and can be seen from many views.

Holm Oak T1
This tree is growing along the boundary to Brooklyn Avenue close to the pedestrian entrance. The tree has a large diameter single stem stem to 3.75 metres, where it then becomes twin, with each stem dividing again at 4.5 to 5.5 metres. The tree has previously been reduced overall to form a large ball shaped, broadly domed crown, with no central leader.

The proposed works are to reduce crown height and radial spread by up to 2 to 2.5 metres and crown lift up to 3 to 5 metres. The works are to maintain the form of the tree and allow more light and air to pass beneath the crown.

Holm Oak of G1
The Holm Oak to the rear of the property is a taller, larger tree that provides valuable screening between Devonshire Lodge and houses to the west. The tree has two stems from a common source above ground level. The curved north stem angles outward and divides at 8 metres, the central stem divides from 2 metres into several stems, some sprawling. The first limbs emerge from 6 metres, and support the lower hanging tertiary branches. The lower hanging branches are an important part of the tree's amenity value. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to crown lift up to 3 metres above the roof line of the garage block to the east of the tree. The previous consent was restricted to 2 metres, however as the tree has a significantly wide spread and a uniform density to its crown it is considered that a crown lift above the garage roofs will not detract from its amenity.

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: 30/01/2026

Authorised by: Jo Morin Date: 30.01.2026