Development Management – Delegated Officer Report **Date; 29/08/2025**

Application Number	**AWDM/0934/25**
Address	**Bramber House 144B Offington Drive Worthing West Sussex BN14 9PU**
Proposal	**Application for consent under Worthing Tree Preservation Order No.28 of 2001 to reduce crown height by up to 3 metres and reduce radial spread by up to 2.5 metres, Sycamore tree T5.**

Date of site visit: 27/08/25

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

Proposal, Site and Surroundings

The application refers to a mature Sycamore tree in the Southwest corner, adjacent to the entrance gate of the property, providing a partial screen between the relatively newly built houses of 144a and 144b Offington Drive, and other properties to the south. The tree is visible from the access road and contributes to the area

Consent is sought to reduce crown height and radial spread Sycamore tree T5.

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

Consultations: None.

Representations: None received.

Relevant Planning History

2001: Worthing Tree Preservation order Number 28 of 2001 confirmed on 05/07/2001.

2006: Worthing Tree Preservation order Number 18 of 2006 confirmed on 17/01/2007.

2010: Application for consent under Worthing Tree Preservation Order No. 18 of 2006 to crown lift one English Oak (T13) to 5 metres on southern and western aspects.

2011: Application for consent under Worthing Tree Preservation Orders No. 18 of 2006 to reduce length of all branches by 3 metres, shaping and balancing, and removal of dead and diseased wood, on one English Oak (T13) adjacent to eastern boundary of rear garden.

2013: Application for consent under Worthing Tree Preservation Order No. 18 of 2006 to reduce radial spread of crown by up to 1.5 metres on two Beech Trees (T11 & T12), and to reduce overall tree height by up to 5 metres on one Sycamore tree (T10).

2017: Application for consent under Worthing Tree Preservation Order No.18 of 2006 to reduce crown height and radial spread by up to 3 metres on two Sycamore trees T9 and T10.

2018: Application under Worthing Tree Preservation Order No 18 of 2006 to reduce and re-shape 2.5m ensuring 2m clearance from property of Oak T13 in rear garden.

2020: Application for consent under Worthing Tree Preservation Order No.18 of 2006 to reduce crown height and radial spread by up to 2 to 3 metres, crown lift up to 5 metres and sever ivy at base on two Beech trees T11 and T12.

2021: Application for consent under Worthing Tree Preservation Order No.18 of 2006 to remove deadwood and reduce radial spread by 1.5 to 2.5 metres as required one Robinia tree T7 and to reduce crown height and radial spread by up to 4 metres, Sycamore trees T9 and T10.

2023: Application for consent under Worthing Tree Preservation Order No.28 of 2001 to reduce crown height and radial spread by up to 2.5 to 3 metres one Oak tree T13.

2025: Application for consent under Worthing Tree Preservation Order No.18 of 2006 to reduce crown height by up to 3 metres, reduce radial spread by up to 1.5 metres Sycamore T10, reduce crown height by up to 1.5 metres, reduce radial spread by up to 1 metre Beech T11 and to reduce crown height by up to 3 metres and reduce radial spread by up to 1 metre Beech tree T12.

Planning Assessment

The Sycamore T5 is a large mature tree within the front garden of 144b Bramber House, growing close to the Southwest corner, where it is prominent to the area and can be seen from the public pavement of Offington Drive.

The tree has two slightly curved stems that emerge from ground level. Both stems have their first significant limbs from 5 metres, with the main stems persisting to within 2 to 3 metres of the top. The last 2 to 3 metres of the crown are bushy with no central leaders. The main crown is dense with some slightly over extended lateral limbs.

The proposed works are to reduce crown height by up to 3 metres and reduce radial spread by up to 2.5 metres. The works are to contain the size and spread of the tree and allow more light and air to pass 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: 29/08/2025

Authorised by: PB Date: 29/8/25