

Application Number **AWDM/0271/26**

Address **19 Mill Road Worthing West Sussex BN11 4LD**

Proposal **Application for consent under Worthing Tree Preservation Order No.19 of 1976 to reduce radial spread to south by up to 1.5 metres (retaining foliage) Monterey Cypress T9, and to reduce radial spread to west by up to 2 metres, Sycamore tree T2 and Norway Maple T3 both of group G1.**

Date of site visit: 18/03/26

Neighbours checked: Y

Additional neighbour notifications: N

Site notice: (wider publicity / conservation area): N

Proposal, Site and Surroundings

The application refers to three large mature trees located on the north and eastern boundaries of 19 Mill Road. The trees are a prominent part of the street scene and make a contribution to the character and visual amenities of the area.

Consent is sought to reduce radial spread to south Monterey Cypress T9, and to reduce radial spread to west Sycamore tree T2 and Norway Maple T3 both 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

1976: Worthing Tree Preservation order Number 19 of 1976 confirmed on 11/01/1977.

2007: Application for consent under Worthing Tree Preservation Order No. 13/1977 to trim back branches nearest adjacent property by up to 1 metre to one Cupressus Macrocarpa (within Group G1)

2018: Application for consent under Worthing Tree Preservation Order No.19 of 1976 to reduce radial spread by up to 3 metres, and crown lift up to 5 metres, one Monterey Cypress tree T9, and to remove deadwood from one Sycamore tree T10.

2022: Application for consent under Worthing Tree Preservation Order No.19 of 1976 to reduce crown height and radial spread by up to 2 to 2.5 metres, one Sycamore tree T10.

2023: Application for consent under Worthing Tree Preservation Order No.19 of 1976 to fell and replace one Sycamore tree T10.

Planning Assessment

The trees are three large matures: one Monterey Cypress in the front garden and two Acer, growing in a small border opposite the entrances to properties 19a and 19b. The trees are prominent to the area and can be seen from many views.

Monterey Cypress T9

The Monterey Cypress tree is located to the west of the main entrance, directly north of the main building. The tree has twin stems from ground level that are partially fused up to 2 metres where they begin to fully separate. Both stems are upright and persist to the top of the crown. The first significant lateral emerges on the southern side at 5 metres and is slightly over extended. The main crown is dense and wide spread.

The proposed works are to reduce radial spread to south by up to 1.5 metres, retaining suitable foliage Monterey Cypress tree T9. These works are to contain the spread of the tree, abate possible future nuisance and allow more light and air to pass the crown.

Sycamore T2 of G1

This tree is to the North of group G1, which is a group of two trees located near the centre of the Eastern boundary. The Sycamore tree has a single stem to 4.5 metres, where it divides into two with a strong "Y" shaped union. Each of the secondary stems mostly persist to within 1 to 2 metres of the top. The first limbs emerge from 6 metres. The main crown is dense and parsley intertwined with T3.

Norway Maple T3 of G1

The Norway Maple is located to the Southeast of T2, slightly closer to the boundary wall. The tree has twin stems from ground level, the older south stem is gnarled and divides from 8 metres, with the younger North stem dividing into two from 4 metres. The first significant limbs emerge from 5 to 6 metres. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works for both trees are to reduce radial spread to reduce radial spread to west by up to 2 metres. The works are to contain the spread of the tree, allow more light and air to pass the crown and maintain clearance to the main building.

These works in my opinion would be relatively minor in relation to the overall size, spread and crown form of the trees and would not significantly or adversely affect their appearance, amenity value, or 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: 01/05/2026

Authorised by: Jo Morin Date: 05.05.2026