Development Management – Delegated Officer Report **Date; 20/01/2025**

Application Number	**AWDM/1215/24**
Address	**169 Heene Road Worthing West Sussex BN11 4NN**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace one Mimosa tree T1 in the Shakespeare Road Conservation Area.**

Date of site visit: 03/10/24

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

Proposal, Site and Surroundings

The application refers to a small early mature Mimossa tree located near the Southeast corner of the front garden, close to the boundary wall. The tree is part of the street scene and makes a contribution to the character and visual amenities of the Shakespeare Road Conservation Area.

Consent is sought to fall and replace the tree.

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

Consultations: Letter sent to The Worthing Society, who did not respond.

Representations: Two received representations from nearby neighbours. One in support stating the tree is causing inconvenience and close to the front windows, and one in objection suggesting the tree provides screening and supports wildlife. Given that there is only one other affected property, this objection may be referring to a different tree.

Relevant Planning History

1989: The property is included within the Shakespeare Road Conservation Area X designated by the Council on 25th April 1989.

2021: Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace one Bay tree T1 in the Shakespeare Road Conservation Area.

Planning Assessment

The Mimosa T1 is a small immature growing in the front garden adjacent to the pavement of Heene Road. The tree is part of the local landscape, and can be seen from the road.

The tree has a small diameter Westward leaning single stem that persists to 3.75 metres, where it then divides into several smaller stems and laterals that form a slightly flat crown close to the main and neighbouring properties. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to fell and replace the tree due to its uneven growth pattern and its proximity to the low garden wall.

These works in my opinion will be large in relation to the overall number of trees and an amount of change will take place. However the effect on the Shakespeare Road Conservation Area will be compensated with the provision of a replacement tree.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

Yes, however the objection appears to refer to a different tree.

Case Officer: JDS Date:20/01/2025

Authorised by: Jo Morin Date: 20.01.2025