Development Management – Delegated Officer Report **Date; 21/08/2024**

Application Number	**AWDM/0835/24**
Address	**6 Wyke Avenue Worthing West Sussex BN11 1PB**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by up to 2 metres one Yew tree T1 in the Steyne Gardens Conservation Area.**

Date of site visit: 09/07/24

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

Proposal, Site and Surroundings

The application refers to a medium to large mature Yew located near the centre of the Southern boundary wall of the rear garden of 6 Wyke Avenue. The tree is a prominent part of the street scene and makes a contribution to the character and visual amenities of the Steyne Gardens Conservation Area. The main building of the property is within the Warwick Gardens Conservation Area, with two thirds of the rear garden, and the Yew tree T1 being in the Steyne Gardens Conservation Area.

Consent is sought to reduce crown height one Yew tree T1.

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

Consultations: None

Representations: None received.

Relevant Planning History

1989: The property is included within the Warwick Gardens Conservation Area (XI) designated by the Council on 25th April 1989.

2013: Application for consent under Worthing Tree Preservation Order No. 32 of 2006 to crown lift to 8 metres and crown thin by up to 10% one Sycamore (T1), and to reduce in height by up to 1 metre one Yew tree, and to fell one Laburnum tree in the Warwick Gardens Conservation Area XI.

2014: Section 211 Notice under the Town and Country Planning Act 1990 to crown lift up to 5 metres one Sycamore tree T1 in the Warwick Gardens Conservation Area.

2016: Section 211 Notice under the Town and Country Planning Act 1990 to fell one Elder tree T1 in the Warwick Gardens Conservation Area.

2018: Section 211 Notice under the Town and Country Planning Act 1990 to reduce Sycamore in rear garden in height by 2.5m and reduce radial crown spread to east by up to 3m.

2018: Section 211 Notice under the Town and Country Planning Act 1990 to fell one Sycamore in rear garden.

2019: Section 211 Notice under the Town and Country Planning Act 1990 to reduce height by up to 1m and reduce crown spread by up to 2m to all aspects, of one Yew tree in the Warwick Gardens Conservation Area.

Planning Assessment

The tree is a medium sized mature growing in the rear garden where it is visible from Warwick Place that is within the neighbouring Steyne Gardens Conservation Area.

The tree has a single stem to 3 metres where it then divides into multiple stems. The first laterals and some equal height secondaries emerge from 1 metre. The tree has been pruned / trimmed into a roughly square block from 2 metres with dense foliage and distinct sides. The main crown is dense and wide spread with some slightly over extended stems.

The proposed works are to reduce crown height by up to 2 metres to contain the size of the tree, and allow more light 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 Steyne Gardens Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 21/08/2024

Authorised by: Louise Prew Date: 22/08/2024