**Development Management – Delegated Officer Report** **Date; 15/10/2025**

| | |
|---|---|
| **Application Number** | **AWDM/1005/25** |
| **Address** | **Bodiam House 10 West Avenue Worthing West Sussex BN11 5LY** |
| **Proposal** | **Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace one Silver Birch tree T1 in the Mill Road Conservation Area.** |

**Date of site visit:** 03/09/25

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

**Proposal, Site and Surroundings**

The application refers to a medium sized tall early mature Silver Birch tree located near the centre of the lawn area to the Southwest. The tree is a prominent part of the street scene and makes a contribution to the character and visual amenities of the Mill Road Conservation Area.

Consent is sought to fell and replace one Silver Birch tree.

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

**Consultations:** None.

**Representations:** None received.

**Relevant Planning History**

1988: The property is included within Conservation Area VIII (Mill Road) designated by the Council on 20th December 1988.

**Planning Assessment**

The tree is a tall Silver Birch growing in the front grounds close to the boundary with Sussex Mews and the pavement of West Avenue. The tree is prominent to the area and can be seen from many views.

The tree has a leaning single slender stem to 8 metres where it divides into several stems. The first limbs emerge from 2 metres. The foliage is mostly to the perimeter, with the centre of the crown being slightly sparse. The tree appears to have grown quickly in response to light and shading from surrounding trees. This has made the tree slender and somewhat top heavy. The main crown is dense and wide spread with over extended laterals.

The proposed works are to fell and replace the tree. The reason given for removal is that the lean towards the main building makes the tree unsafe. Although this is disputed and the lean would appear to be a reaction to competition for light, this does affect the amenity and sustainability of the tree and makes it unsuitable for a Tree Preservation Order.

These works in my opinion will be large in relation to the overall number of trees and a significant amount of change will take place. However, the effect on the area will be compensated with the provision of a Willow leaf pear as a replacement tree.

**Recommendation**

**Grant Consent,** No Conditions:

**Is recommendation contrary to letter(s) of representation?**

No

Case Officer: JDS Date: 15/10/2025

Authorised by: Jo Morin Date: 16.10.2025