Development Management – Delegated Officer Report **Date; 10/11/2025**

Application Number	**AWDM/1031/25**
Address	**104 Rectory Road Worthing West Sussex BN14 7PN**
Proposal	**Application for consent under Worthing Tree Preservation Order No.15 of 2006 to reduce to a height of 7 metres one Lime tree of group G2, and to initiate a pollard at 9 metres Lime tree T16.**

Date of site visit: 02/10/25

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

Proposal, Site and Surroundings

The application refers to two medium to large mature lime trees, T1 of G2 is located near the southern boundary, opposite the front garden of 106a Rectory Road, and T16 is on the eastern side of the driveway that leads to No.102 Rectory Road to the north-west of 104 Rectory 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 to a height of one Lime tree of group G2, and to initiate a pollard on Lime tree T16.

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

Consultations: None.

Representations: None received.

Relevant Planning History

2006: Worthing Tree Preservation order Number 15 of 2006 confirmed on 31/10/06.

2011: Application for consent under Worthing Tree Preservation Order No. 15/2006 to reduce Multi Stem Lime tree (T16) back from property by 3 metres and reduce height of Bay (T13) by 30% and remove overhanging limbs from over garden.

2016: Application for consent under Worthing Tree Preservation Order No.15 of 2006 to reduce radial spread by 1 to 1.5 metres, and to reduce crown height by up to 3 metres, Holly trees of group G1.

2018: Application for consent under Worthing Tree Preservation Order No.15 of 2006 to crown reduce by 2.5m, crown radial spread to north by 1.5m, by west 2m, south 2.5m and east 2m one Sycamore T14 and crown reduce height by 4m, radial crown to north by 3m, west by 2.5m, south by 2.5m and east by 3m and to lift crown to 5m over driveway to one Lime T16.

2021: Application for consent under Worthing Tree Preservation Order No.15 of 2006 to reduce crown height by up to 2 metres and reduce radial spread by up to 1.5 metres to one Lime tree T16.

2021: Application for consent under Worthing Tree Preservation Order No. 15 of 2006 to reduce radial spread to north and north west by up to 2.5 metres, crown lift up to 5 metres, remove selected lateral to northeast (at 3 metres) and to remove secondary stem to east (at 1.5 metres) Lime tree T1 (Eastside) and to remove secondary stems to south (at 1 metre) and to northeast (at 2.5 metres) and crown lift up to 4 to 5 metres Lime tree T2 (Westside) both of group G2.

2023: Application for consent under Worthing Tree Preservation Order No.15 of 2006 to reduce crown height and radial spread by up to 1.5 metres one Lime tree T16.

2024: Application for consent under Worthing Tree Preservation Order No.15 of 2006 to reduce the East stem to a height of approximately 5 metres one Lime tree T16.

Planning Assessment

104 Rectory Road is a detached house accessed via a driveway that serves five detached dwellings, Nos. 98, 102, 104, 106 and 106a Rectory Road, off of the east side of Rectory Road, to the south of Broomfield Avenue. The Lime tree T1 is one of two medium to large mature Limes in group G2, that is in the access lane to the southeast, that serves properties 106 and 106a. The Lime T16 is growing in a small border adjacent to the access driveway, outside of the main grounds of 104 Rectory Road. The trees are prominent to the area, and can be seen from selected local views.

The trees are;

<u>Lime tree T1 of G2 T16</u>
This tree is to the east of the group and has a single stem to 6 metres, where it becomes twin, with both stems having been recently lost due to storm damage. A smaller secondary emerges on the southeast at 4 meters, that is wide spread and originally achieved an equal height in the crown remains intact. The main crown is mostly lost, with the remaining main stem now being unbalanced.

The proposed works are to reduce the tree to a height of 7 metres The works are to re-balance the crown and retain the tree as a slightly smaller pollard.

<u>Lime tree T16</u>
The Lime tree T16 is a large, established, multi-stemmed tree with 4-5 main stems emerging from a common point near ground level. Some of the northern stems divide from a near horizontal single stem that is above ground level. The stems are ascending curved slightly splayed outward and mostly persist to the top of the crown. The main crown is dense and wide spread mostly on long secondary limbs.

The proposed works are to initiate a pollard at 9 metres. The works are as a precautionary measure to reduce weight in the stems, some of which, although emerging near ground level, do not have an anchoring root system due to elongated stem.

These works in my opinion would be relatively large in relation to the overall size, spread and crown form of the trees and will significantly affect their appearance. However the works will ensure the longevity of both trees and within 2 to 3 seasons their amenity value and contribution to the character of the area will be returned.

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: 10/11/2025

Authorised by: Louise Prew Date: 04/12/2025