

Application Number **AWDM/0323/26**

Address **Westmoreland House 27 Strand Parade Worthing West Sussex**

Proposal **Application for consent under Worthing Tree Preservation Order No.1 of 2019 to reduce radial spread to allow up to 1 to 2 metres clearance to building Acer T1, and to reduce radial spread to allow up to 1 to 2 metres clearance to building, and crown thin up to 15% Acers T2 and T3.**

Date of site visit: 14/04/26

Neighbours checked: Y

Additional neighbour notifications: N

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

Proposal, Site and Surroundings

The application refers to three large, tall Acer trees T1, T2 and T3, growing in a small open lawn to the east of the main building. The trees are a prominent part of the street scene and make a significant contribution to the character and visual amenities of the area.

Consent is sought to reduce radial spread to allow clearance to building Acer T1, and to reduce radial spread to allow clearance to building, and crown thin up to Acers T2 and T3.

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

Consultations: None.

Representations: Two representations received from residents of the building, one in support and one in objection. The objection suggests that the trees provide shade to the building that helps keep rooms at a reasonable temperature during sunny days, and that they help reduce noise. The letter of support claims that the trees have grown so as to obstruct direct sunlight and that they restrict views from the flats.

Relevant Planning History

2018: Conversion of Building & Two Storey Roof Extension to form 77 No. Apartments

2019: Worthing Tree Preservation order Number 1 of 2019 confirmed on 04/04/19.

2019: Application for consent under Worthing Tree Preservation Order No. 1 of 2019 for 2m crown reduction and minor thinning (up to 10 per cent) back to growth points Acer T1; 2m crown reduction to growth points T2 Acer; 2m crown reduction back to growth points T3 Acer and 2m crown reduction back to growth points, minor thinning up to 10 per cent T4 Acer

Planning Assessment

The trees are a linear group of four Acer trees growing along the recessed section of the eastern elevation adjacent to Strand Parade. The trees are prominent and can be seen from many views.

The trees are:

Acer T1

The furthest north of the four, T1 has a single stem to 3 metres, where it then divides into two upright stems, that mostly persist to within 2 to 3 metres of the top. The main crown is moderately dense and wide spread and partially intertwined with the slightly taller larger Acer tree T2,

The proposed works are to reduce radial spread to allow up to 1 to 2 metres clearance to the building and allow some light and air to pass the crown.

Acer T2

This tree has a larger diameter single stem to 4.25 metres where it then divides into several upright secondary stems that each divide several times to the top of the crown. The main crown is dense and wide spread, slightly extend to the south.

The proposed works are to reduce radial spread to allow up to 1 to 2 metres clearance to building and to crown thin up to 15%. The works are to contain the spread of the tree and allow more light and air to pass through the crown.

Acer T3

The Acer tree T3 is a slightly smaller tree and the furthest south of the three. The tree has a single stem to 5 metres, with large upright laterals emerging from 3.5 metres. At 5 metres the central stem divides into several uprights, that along with the side stems all persist to within 2 to 3 metres of the top. The main crown is dense and wide spread mostly to the east.

The proposed works are to reduce radial spread to allow up to 1 to 2 metres clearance to building, and to crown thin up to 15%. The works are to contain the spread of the tree and to allow more light and air to pass through, and around the crown.

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 description 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?

Yes, the works have been amended so that the trees are not reduced in height. This is contrary to a letter of support, and in line with the original objection. The amended works provide a compromise for both representations, as in addition to the standard clearance to the building the thinning of two of the trees will provide dappled shade, and retain some views.

Case Officer: JDS Date: 28/05/2026

Authorised by: Jo Morin Date: 28.05.2026