Development Management – Delegated Officer Report **Date; 25/10/2024**

Application Number	**AWDM/1978/24**
Address	**49 Offington Lane Worthing West Sussex BN14 9RG**
Proposal	**Application for consent under Worthing Tree Preservation Order No.1 of 2004 to crown lift up to 7 metres and prune to allow clearance to roof of up to 2 metres one Lime tree T4, and to fell and replace one Norway Maple tree T3.**

Date of site visit: 23/10/24

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

Proposal, Site and Surroundings

The application refers to two large mature trees located along the Northern boundary of the rear garden, one Lime T4 in the centre, close to the main building, and a Norway Maple T3, in the Northwest corner. The trees are part of the street scene and make a contribution to the character and visual amenities of the area.

Consent is sought to crown lift and prune to allow clearance to the roof of 49 Offington Lane, Lime tree T4, and to fell and replace the Norway Maple tree T3

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

Consultations: None.

Representations: None received.

Relevant Planning History

2004: Worthing Tree Preservation order Number 1 of 2004 confirmed on 07/04/2004.

2007: Application to thin canopy by 15% and raise canopy to 3 metres of Lime (T4) and trim back lower branches of Sycamore (T2). Granted conditional consent 16/04/13.

2013: Application for consent under Worthing Tree Preservation Order No. 1 of 2004 to give 1 metre clearance to roof by reducing crown and to clear dead and crossing branches of one Pine tree T3, to crown lift up to 5 metres crown thin up to 10% and to clear dead and crossing branches of one Acer tree T2 and to crown lift up to 5 metres crown thin by up to 15%, reduce crown to north by up to 1 metre, give 2 metre clearance to roof by reducing crown and to clear dead and crossing branches of one Lime tree T1.

2017: Application for consent under Worthing Tree Preservation Order No.1 of 2004 to reduce two overhanging branches on south-east side by up to 3m to obtain a minimum of 1.5m clearance of the roof of No.47 Offington Lane one Corsican Pine tree (T1).

2018: Application for consent under Worthing Tree Preservation Order No.1 of 2004 to crown lift up to 5 metres, and reduce radial spread by up to 2 metres on 3 Norway Maples 1 Holly and 1 Sycamore all of group G1.

2018: Application for consent under Worthing Tree Preservation Order No.10 of 1987 to remove lateral on east side, overhanging highway on one American Oak tree within Area A1.

2020: Application for consent under Worthing Tree Preservation Order No.1 of 2004 to crown lift up to 6 metres and remove dead wood Pine Tree T1 and to reduce to clear of building by up to 2 metres, crown thin up to 20% and crown lift up to 5 metres of 1 Lime Tree T4.

Planning Assessment

The two trees are a large mature Lime tree near the Northeast corner of the main building, and a smaller younger mature Norway Maple close to the Northwest corner of the rear garden. The two trees are mostly visible from Offington Lane and in conjunction with the other trees of TPO No.1 of 2004 and the Street trees, contribute positively to the character of the area. The trees are:

Lime T4
This tree has a single stem to 2.25 metres, where it begins to divide into 5 to 6 large upright stems that form a tight array that mostly persists to within 2 to 3 metres of the top of the crown. The main crown is dense and wide spread with some over extended laterals.

The proposed works are to crown lift up to 7 metres and prune to allow clearance to the roof of up to 2 metres. The works are to allow access and allow more light and air to pass beneath the crown, and to abate possible future nuisance.

Norway MapleT3
The Maple tree T3 has a single stem to 2 metres, where it divides into 6 slender upright stems that mostly persist to within 1 to 2 metres of the top of the crown. The main crown is defoliated and compact.

The proposed works are to fell and replace the tree that began to decline early this season and is now completely dead.

The works to the Lime tree T4, 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 area.

The felling of the Norway Maple T3 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 replacement tree.

Recommendation

APPROVE

Grant Consent, subject to the following Conditions:

1. Approved plans

2. The proposed works to the Lime tree T4, 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.*

3. The proposed felling of the Norway Maple tree T3, identified on the applicants plan as T2 and its replacement shall be carried out in full within two years from the date of this consent and in accordance with details of the size species and position of the replacement tree planting to be agreed in writing with the Local Planning Authority.

   Reason: *In the interest of visual amenity.*

4. If within five years following replanting, the replacement tree dies or becomes seriously diseased, another tree of the same size and species shall be planted in a similar position during the next planting season following the removal of the replacement tree, unless the Local Planning Authority gives written approval to any variation.

   Reason: *In the interest of visual amenity.*

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 25/10/2024

Authorised by: Jo Morin Date: 25.10.2024