Development Management – Delegated Officer Report **Date; 15/01/24**

Application Number	**AWDM/1486/23**
Address	**Harley Court St Michaels Road Worthing West Sussex BN11 4SB**
Proposal	**Application for consent under Worthing Tree Preservation Order No.7 of 2001 to reduce crown height by up to 2 metres, reduce radial spread by up to 1 to 2 metres, and crown lift up to 3 to 5 metres, one Japanese Zelkova tree T1.**

Date of site visit: 06/12/23

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

Proposal, Site and Surroundings

The application refers to a single Zelkova tree in the north grounds of Harley Court, adjacent to the access drive way from St Michael's Road. The tree is an established prominent feature in the street scene and makes a contribution to the character and visual amenities of the area.

Consent is sought to reduce crown height and radial spread and crown lift.

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

2001: Worthing Tree Preservation order Number 7 of 2001 confirmed on 19/04/01.

2010: Application for consent under Worthing Tree Preservation Order No. 7 of 2001 to crown reduce by 20% and thin by 10% one Japanese Zelkova (Zelkova serrata) in north-eastern corner of the grounds adjacent to the boundary with No. 37 St. Michaels Road. Split Decision – no reduction in Height.

2016: Application for consent under Worthing Tree Preservation Order No. 7 of 2001 to reduce radial spread by up to 2 metres, crown lift up to 4 metres and reduce crown height by up to 1.5 metres one Japanese Zelkova tree T1.

2019: Application for consent under Worthing Tree Preservation Order No.7 of 2001 to reduce radial spread by up to 0.5 metres on the southern side and up to 1 metre on eastern side of one Japanese Zelkova T1.

Planning Assessment

The tree is a large early mature specimen growing in the front grounds of Harley Court adjacent to the vehicular entrance driveway, and pavement of St Michaels Road. The tree is prominent to the area, and can be seen from many views.

The tree has a single stem to 1 metre, where it then becomes twin. Each of the two stems divides again at 1.5 metres, and continues dividing up to 5 metres. This forms a dense crown formed of multiple slender stems in a wide spreading array. The main crown has a slightly flat top with no central leader, and a somewhat squat profile.

The proposed works are to reduce crown height by up to 2 metres, reduce radial spread by up to 1 to 2 metres, and crown lift up to 3 to 5 metres. The works are to contain the size and spread of the tree, allow access beneath and allow more light and air to pass 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 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 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: 15/01/2024

Authorised by: Jo Morin Date: 15.01.2024