Development Management – Delegated Officer Report **Date; 10/09/2025**

Application Number	**AWDM/0897/25**
Address	**Denton Gardens Beech Parade Worthing West Sussex**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial spread to allow clearance of up to 1 metre from building one Ash tree T1 in the Steyne Gardens Conservation Area.**

Date of site visit: 04/08/25

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

Proposal, Site and Surroundings

The application refers to a large mature Ash tree located along the western side of the public open space of Denton Gardens, adjacent to the boundary with properties in Warwick Road. The tree is a prominent part of the street scene and makes a significant contribution to the character and visual amenities of the Steyne Conservation Area.

Consent is sought to reduce radial spread to allow clearance of up to 1 metre from buildings.

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

Consultations: None

Representations: None received.

Relevant Planning History

2000: The Public Open Space Denton Gardens,is included within Conservation Area Steyne Gardens (XXII) (formerly Seafront and Hinterland), designated by the Council on 14th March 2000.

Planning Assessment

The tree is a large mature Ash growing in the Western border of the Open Space, adjacent to the rear garden of 7 Warwick Road, the applicants. The tree is prominent to the area, and can be seen from many views.

The Ash tree T1 has a single stem to 2 metres where it divides into two: the west stem persists to 4 metres, before dividing again into several stems, with the east stem dividing at 2.5 metres. The upper stems are slender with some over-arching and low hanging close to the balcony and lower roof sections of 7 Warwick Road. The main crown is open, wide spread and slightly sparse, becoming more heavily laden with foliage to the perimeter.

The proposed works are to reduce radial spread to allow clearance of up to 1 metre from the adjacent building. The works are to contain the spread of the tree, abate possible future nuisance, 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 Steyne Gardens Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer:	JDS	Date: 10/09/2025
Authorised by:	Louise Prew	Date: 11/09/2025