**Development Management – Delegated Officer Report** **Date; 03/08/23**

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| **Application Number** | **AWDM/0862/23** |
| **Address** | **1 Farncombe Road Worthing West Sussex BN11 2BE** |
| **Proposal** | **Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial spread to the west by up to 2 metres, one Sycamore tree T1 in the Farncombe Road Conservation Area.** |

**Date of site visit:** 12/07/23

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

**Proposal, Site and Surroundings**

The application refers to a medium sized early mature Sycamore tree located near the Southwest corner of the rear garden. The tree is a part of the local landscape and makes a contribution to the character and visual amenities of the Farncombe Road Conservation Area.

Consent is sought to reduce radial spread to the west.

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

**Consultations:** None.

**Representations:** One representation from nearby neighbour in objection ito there being a reduction in height of the tree.

**Relevant Planning History**

1985: The property is included within Conservation Area VII (Farncombe Road) Designated by the Council on 7th November 1985.

2013: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height up to 2 metres, thin crown by up to 40% one Sycamore tree, and to fell one Holly tree in the Farncombe Road Conservation Area (VII). Permitted but not carried out.

2016: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height up to 3 metres, reduce radial spread by up to 2 metres and thin crown by up to 25% three Sycamore trees, and to fell one Holly tree in the Farncombe Road Conservation Area (VII).

2022: Section 211 Notice under the Town and Country Planning Act 1990 to reduce height and radial spread by up to 0.5 metre one Conifer T1, to re-pollard to previous points one Apple tree T3 to reduce crown height and radial spread by up to 1.5 metres Fig tree T4, and to fell and replace Cherry tree T2 in the Farncombe Road Conservation Area.

**Planning Assessment**

The tree is an early mature growing in a raised area in the southwest corner of the rear grounds adjacent to the boundaries with 6 and 4 Madeira Drive. The tree has limited public views, being only partially visible from Madeira Avenue.

The Sycamore tree T1 has a single stem to 1.2 metres, where it divides into several stems with two main larger stems that each divide again at 2.5 metres. The first significant laterals are slightly ascending, and emerge from 2 metres. The main crown is moderately dense and wider spread to the west.

The proposed works are to reduce radial spread to the west by up to 2 metres. The works are to contain the spread of the tree and allow more light and air to pass around 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 Farncombe Road Conservation Area.

**Recommendation**

**Grant Consent,** Not subject to Conditions:

**Is recommendation contrary to letter(s) of representation?**

No, although the stance was put as an objection, the comments support a reduction in radial spread of not more than 2 metres.

Case Officer: JDS Date: 03/08/2023

Authorised by: PB Date: 3/8/23