Development Management – Delegated Officer Report **Date; 28/10/2025**

Application Number	**AWDM/1042/25**
Address	**Winton 27 Winchester Road Worthing West Sussex BN11 4DJ**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by up to 1.5 metres and reduce radial spread by up to 1 metres Bay T1, reduce crown height by up to 1.5 metres and reduce radial spread by up to 0.5 metres Bays T2 & T5, reduce crown height by up to 2 metres and reduce radial spread by up to 1 metre Bays T6 & T7, reduce crown height and radial spread by up to 2 metres Pittosporum T4, reduce crown height by up to 2.5 metres. reduce radial spread by 1.5 metres and reduce weight on low southern limb Eucalyptus T3, and to crown thin by up to 10 -15% all trees T1 to T7 in the Winchester Road Conservation Area.**

Date of site visit: 23/09/25

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

Proposal, Site and Surroundings

The application refers to seven mostly small early mature trees located along the perimeter of the rear garden. The trees are not visible from the street, although they make a limited contribution to the character and visual amenities of the Winchester Road Conservation Area, by their screening effect to neighbouring properties.

Consent is sought to reduce crown height and radial spread Bays T1 T2 T5 T6 T7 & Pittosporum T4, and to reduce crown height and radial spread and reduce weight on low southern limb Eucalyptus T3, and to crown thin by up to 10 -15% all trees T1 to T7

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

1997: The property is included within the Winchester Road Conservation Area XXI designated by the Council on 29th April 1997 pursuant to Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2015: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by up to 2 metres one Cherry Plum tree, reduce to previous points one Eucalyptus tree, reduce crown height by up to 2 metres and radial spread by up to 1 metre one Pittosporum tree and to reduce radial spread by up to 1 to 1.5 metres Bay and Laurel in the Winchester Road Conservation Area.

2021: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by up to 1.5 to 2 metres, reduce radial spread by up to 1 to 1.5 metres, crown lift up to 2 metres, and crown thin 25 to 30% two Bays T1 & T4, one Eucalyptus T2 and one Pittosporum T3, and to fell and replace one Laurel T5, in the Winchester Road Conservation Area.

Planning Assessment

The trees are small sized specimens growing in the rear garden of the property, and not visible from the public road. The trees are;

Bay T1
This tree is located near the northeast corner of the rear garden. The tree has three main stems from ground level that are each clear to 2 meters where they begin to divide. The main crown is dense and wide spread.

The proposed works are to reduce crown height by up to 1.5 metres, reduce radial spread by up to 1 metre and to crown thin by up to 10 -15%. The works are to contain the size and spread of the tree.

Bay T2
The Bay tree T2 is close to the northeast corner of the rear garden and has lone larger diameter single stem to 4 metres where it divides into several. There are several smaller mostly basal growths shoots and epicormic growth at the base. The main crown is dense and wide spread with some slightly over extended laterals.

Bay T5
This tree is located on the opposite side near the Southwest of the garden. The tree has multiple stems, and dense foliage from ground level. The main crown is dense and wide spread and formed more as a tall shrub or bush, with some slightly over extended laterals.

The proposed works to the Bay trees T2 & T5 are to reduce crown height by up to 1.5 metres reduce radial spread by up to 0.5 metres and to crown thin by up to 10 -15%. The works are to contain the size and spread of the trees, reshape the crowns.

Bays T6
Located on the western boundary this tree has three to four main stems that each divide relatively low at 0.75 metres. The main crown is dense and mostly tall and compact.

Bay T7
This tree is located to the northwest of the rear garden, growing in a small raised border adjacent to Bay T6. The tree is the larger of the two with a main stem that divides into three at 0.75 metre, and a secondary stem that emerges from 0.5 metre, and achieves an equal height in the crown. The stems are all clear to 2 metres. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works for Bays T6 & T7 are to reduce crown height by up to 2 metres, reduce radial spread by up to 1 metre and to crown thin by up to 10 -15% . The works are to contain the size and spread of the trees and allow more light and air to pass through the crowns .

Eucalyptus T3
This is the tallest and largest of the trees in the rear garden, located near the centre of the Southern boundary. The tree has a single stem that reduces in size from 2 metres, to the original pollard point at 4 metres. From this point there are multiple meandering stems and limbs that make the slightly open crown. The main crown is open and wide spread with some slightly over extended laterals.

The proposed works are to reduce crown height by up to 2.5 metres. reduce radial spread by 1.5 metres and reduce weight on low southern limb and to crown thin by up to 10 -15%. The works are to contain the size and spread of the tree crown, allow access to the south beneath and allow more light and air to pass through the crown.

Pittosporum T4
The Pittosporum is slightly undetermined as to being a tree or large shrub. This specimen is multi-stemmed from ground level with foliage cover from 1 metre. The stems are mostly upright with some more extended side branches. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce crown height and radial spread by up to 2 metres, and crown thin by up to 10 -15%. The works are to contain the size and spread of the tree and allow more light and air to pass through 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 Winchester Road Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 28/10/2025

Authorised by: Jo Morin Date: 29.10.2025