Development Management – Delegated Officer Report **Date; 27/02/2025**

Application Number	**AWDM/1551/24**
Address	**Orchard Cottage Mill Lane Worthing West Sussex BN13 3DJ**
Proposal	**Application for consent under Worthing Tree Preservation Order No.20 of 2000 to reduce crown height and radial spread by up to 2 metres / to previous points one Walnut tree T7.**

Date of site visit: 27/02/25

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

Proposal, Site and Surroundings

The application refers to a single medium sized Walnut tree T7, which is growing in the rear garden of the property. The tree is visible from Mill Lane and is a feature of the shared access road and prominent to the immediate area.

Consent is sought to reduce crown height and radial spread to previous points.

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

Consultations: None.

Representations: None received.

Relevant Planning History

2000: Worthing Tree Preservation order Number 20 of 2000 confirmed on 30/01/2001.

2001: Application to crown lift 4 metres including the two lowest limbs on the south side and low branches north side over garage, one Walnut T7.

2013: Application for consent under Worthing Tree Preservation Order No. 20 of 2000 to Crown reduce radial spread by up to 2 metres, to clear building by up to 2 metres and to remove one selected low branch on the Southside one Walnut tree (T7).

2017: Application for consent under Worthing Tree Preservation Order No. 20 of 2000 to fell and replace Walnut tree T1 with juvenile Walnut or other fruit tree. Refused.

2021: Application for consent under Worthing Tree Preservation Order No.20 of 2000 to reduce height by 6m and spread by 3m one Walnut tree (T7).

Planning Assessment

The tree is a medium sized Walnut growing near a paved area close to the detached garage in the rear garden of Orchard Cottage Mill Lane and is part of the local landscape.

The tree has a distinct lean to the north on its single stem which is mostly clear to the crown break at 3-3.5 metres, and persists, in reduced form to 10 metres. The main crown is dense and widespread with some slightly over extended laterals. There are no obvious signs of damage or decay other than a few small cavities and on a stump end halfway up the main stem.

The main crown is dense and widespread with some slightly over extended laterals.

The proposed works are to reduce crown height and radial spread by up to 2 metres / to previous points
The works are to contain the size and spread of the tree and allow more light and air to pass the crown, and maintain clearance to the roof of the adjacent garage.

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:27/02/2025

Authorised by: Jo Morin Date: 27.02.2025