Development Management – Delegated Officer Report **Date; 28/03/2025**

Application Number	**AWDM/0166/25**
Address	**Charnwood Court 2 Farncombe Road Worthing West Sussex BN11 2BE**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by up to 4 metres and reduce radial spread by up to 1 to 3 metres one Sycamore T1 in the Farncombe Road Conservation Area.**

Date of site visit: 04/03/25

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

Proposal, Site and Surroundings

The application refers to a single Sycamore tree in the boundary line between Charnwood Court and Ludlow Court, of Brighton Road. The tree is part of the street scene and makes a contribution to the character and visual amenities of the Farncombe Road Conservation Area.

Consent is sought to reduce crown height and radial spread.

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

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

2015: Section 211 Notice under the Town and Country Planning Act 1990 to crown reduce radial spread on north side to give up to 3 metres clearance to building one Sycamore tree in the Farncombe Road Conservation Area.

2018: Application for consent under Worthing Tree Preservation Order No. 11 of 2002 to crown reduce by up to 2m on south and east sides and crown lift to 5m above car park to one Tulip tree (T1).

2018: Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial crown spread to north by 1.5m, reduce radial crown spread to south by 2.5m of 1 no. Sycamore tree to south of property.

2018: Application for consent under Worthing Tree Preservation Order No. 11 of 2002 to reduce radial crown spread by 3m of Tulip tree T1 to north away from neighbouring property.

2024: Application for consent under Worthing Tree Preservation Order No.11 of 2002 to reduce crown height and radial spread by up to 3 metres and remove deadwood one Tulip tree T1

Planning Assessment

The tree is located within the fence line between Charnwood Court and Ludlow Court, and is clearly visible from the road, providing partial screening of the tower block of Westminster Court to the west, which is outside of the Farncombe Road Conservation Area.

The tree is single stemmed to 2 metres, where it then divides into 3 main large stems, each of which gradually divides into multiple stems from 4 to 5 metres leading to large clusters of small diameter stems in the outer sections of the crown. The south side of the crown has the most extended limbs towards the building of Ludlow Court. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce crown height by up to 4 metres and reduce radial spread by up to 1 to 3 metres. The works are to contain the size and 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 Farncombe Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 28/03/2025

Authorised by: Louise Prew Date: 31/03/2025