Development Management – Delegated Officer Report **Date; 23/06/23**

Application Number	**AWDM/0636/23**
Address	**Flat 1 31 Winchester Road Worthing West Sussex BN11 4DH**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by up to 2.5 metres, and to reduce radial spread by up to 1 metre one Pittosporum tree in the Winchester Road Conservation Area.**

Date of site visit: 17/05/23

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

Proposal, Site and Surroundings

The application refers to a medium sized early mature Pittosporum tree located near the centre of the Southern boundary wall 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 Winchester Road Conservation Area.

Consent is sought to reduce crown height and radial spread.

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

Consultations: Letter sent to the Worthing Society, who did not respond.

Representations: None received.

Relevant Planning History

1990: 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.

2022: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and radial spread by up to 2 metres one Eucalyptus tree T1 in the Winchester Road Conservation Area.

Planning Assessment

The Pittosporum T1 is a medium sized immature tree growing in the rear garden. The tree has limited public views.

No close inspection was carried out, and the observation of the tree were made from the car parking area of the nearby Shakespeare House. The tree has multiple slender stems from near ground level that form a tight array. The stems mostly persist, with some outer stems dividing from 2 to 3 metres. The foliage is dense from 2 metres. The main crown is dense and moderately wide spread.

The proposed works are to reduce crown height by up to 2.5 metres, and to reduce radial spread by up to 1 metre. The works are to contain the size and 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 Winchester Road Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 23/06/2023

Authorised by: PB Date: 23/6/23