**Development Management – Delegated Officer Report** **Date; 26/01/2026**

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| **Application Number** | **AWDM/1238/25** |
| **Address** | **18 Brierley Gardens Lancing West Sussex BN15 9EF** |
| **Proposal** | **Application for consent under Adur Tree Preservation Order No.13.53/3/15(L) of 2015 to reduce crown height and radial spread to previous points (approximately up to 2 to 3 metres) and crown lift up to 4 metres London Plane T1.** |

**Date of site visit:** 14/01/26

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

**Proposal, Site and Surroundings**

The application refers to a single large mature London Plane tree located in the open plan front garden of 18 Brierley Gardens. The tree is part of a group of trees that are a prominent part of the street scene and make a significant contribution to the character and visual amenities of the 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:** Three representations were received, two from a nearby neighbour commenting that “the height of the tree is a concern” and one from Lancing Parish Council who reviewed and discussed at the LPC Planning Committee Meeting held on the 29th of October 2025, where it was resolved to support the application.

**Relevant Planning History**

2015: Adur Tree Preservation order Number 13.53/3/15(L) of 2015 confirmed on 28/09/15.

2016: Application for consent under Adur Tree Preservation Order 13.53/3/15(L) of 2015 to reduce radial spread and crown height by up to 2 metres to one London Plane tree T1.

2022: Application for consent under Adur Tree Preservation Order No.13.53-15(L) of 2015 to reduce crown height and radial spread to previous points (up to 2 - 3 metres) and crown lift up to 4 metres, one London Plane tree T1.

**Planning Assessment**

The London Plane tree T1 is a large tall mature tree, growing in the front garden to the north of 18 Brierley Gardens. The front gardens of Brierley Gardens are uniformly low level open plan lawns with connecting footpaths. The area of lawn in which the Plane tree T1 is growing was formerly believed to be owned and consequently maintained by West Sussex County Council.

The tree has a mostly upright habit and has been formatively pruned to produce multiple stems from 4 metres, which form a tight array. The tree has main scaffold limbs which are mostly clear to 6 metres, where they divide again. The main crown is dense and wide spread with some slightly over extended laterals, and some lower hanging tertiary branches.

The proposed works are to reduce crown height and radial spread to previous points (up to 2 - 3 metres). The works are to contain the size and spread of the tree 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 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: 26/01/2026

Authorised by: PB Date: 26/1/26