Development Management – Delegated Officer Report **Date; 31/01/24**

Application Number	**AWDM/1602/23**
Address	**Ashdown Nursing Home 2 Shakespeare Road Worthing West Sussex**
Proposal	**Application for consent under Worthing Tree Preservation Order No.69 of 2001 to reduce radial spread to South by up to 2.5 metres one Sycamore tree T4.**

Date of site visit: 30/11/23

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

Proposal, Site and Surroundings

The application refers to a large mature Sycamore located near the centre of the Southern boundary of the front grounds. The tree is a prominent part of the street scene and makes a contribution to the character and visual amenities of the Winchester Conservation Area.

Consent is sought to reduce radial spread to South.

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

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.

2001: Worthing Tree Preservation order Number 69 of 2001 confirmed on 24/10/01.

2005: Application for consent under Worthing Tree Preservation Order No.69/2001 to crown lift selectively to 5 metres, crown reduce by up to 30% and crown thin two Sycamore (T3 and T4), one Lime (T2) and one Oak tree (T5)

2016: Application for consent under Worthing Tree Preservation Order No.69 of 2001 to reduce to 1 metre in height one Hawthorn tree T1, to re-pollard to previous points one Lime tree T2, to reduce radial spread by up to 3 metres one Sycamore tree T4, reduce radial spread by up to 3 metres, thin by up to 15% and deadwood one Holm Oak tree T5, and to fell one Sycamore tree T3.

Planning Assessment

The tree is a large mature Sycamore growing in the front grounds adjacent to the boundary with Stratford Court Shakespeare Road. The tree is prominent to the area, and can be seen from many views.

The tree has a single main large stem that is clear to 6 metres where it then divides into three to four main stems, each which have been reduced at 8 metres. The re-growth has also been reduced with mostly slender tall upright stems forming the main crown. The Northern side of the crown has the widest most extended limbs, the secondary branches of which are the longest. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce the radial spread to the South by up to 2.5 metres, on the longest laterals close to the neighbouring building. This is to allow clearance to the Northern wall of Stratford Court Shakespeare Road.

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

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: 31/01/2024

Authorised by: LPrew Date: 31/01/2024