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

Application Number	**AWDM/0637/23**
Address	**6 Edinburgh Cottages Worthing West Sussex BN11 3LT**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace one Bay tree in the Marine Parade And Hinterland 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 small immature Bay located near the rear access path adjacent to the western boundary wall of the rear garden. The tree is a part of the area and makes a limited contribution to the character and visual amenities of the Marine Parade And Hinterland Conservation Area.

Consent is sought to fell and replace the tree.

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

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

Representations: One representations from nearby neighbour in support claiming the tree obstructs the rear access path and is too close to the buildings.

Relevant Planning History

2000: The property is included within Conservation Area Marine Parade and Hinterland III (formerly Seafront and Hinterland), designated by the Council on 14th March 2000.

2018: Section 211 Notice under the Town and Country Planning Act 1990 to cut back by 1m overhanging rear garden shed to boundary line one Bay tree in the Marine Parade And Hinterland Conservation Area.

Planning Assessment

The tree is a small immature growing close to the western boundary of the rear garden. The tree is not prominent to the area, and cannot be seen from many public views.

The Bay tree T1 is growing in a narrow border above a flint built retaining wall, the tree has twin stems from ground level, that each divide at 2 metres. The main scaffold limbs have grown directly above the wall, wooden lattice and garden structure of 6 Edinburgh Cottages. The main crown is dense and wide spread with several over extended laterals.

The proposed works are to fell and replace the tree, the replacement being within the rear garden rather than adjacent to the wall.

The works are due to concerns that the retaining wall is/will be damaged by the growth of the tree and that it is restricting access to the rear of the cottages.

These works in my opinion will be large in relation to the overall number of trees and an amount of change will take place. However the effect on the area will be compensated with the provision of a replacement tree.

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