Development Management – Delegated Officer Report **Date; 10/07/23**

Application Number	**AWDM/0749/23**
Address	**21 Offington Lane Worthing West Sussex BN14 9RH**
Proposal	**Application for consent under Worthing Tree Preservation Order No.30 of 1990 to reduce crown height and radial spread by up to 2 metres 1 Buxus & 2 Holly of group G4 and 2 Weeping Silver Birch of group G5, and to reduce crown height by up to 3 metres, reduce radial spread by up to 4 metres, crown lift up to 4 metres, and crown thin 25% one Purple Beech tree T4.**

Date of site visit: 14/06/23

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

Proposal, Site and Surroundings

The application refers to five trees, a large mature purple Beech T4, and four smaller trees: a tall Holly and Buxus of group G4, and two younger Weeping Silver Birch of group G5. Another Holly tree of group G4 was mentioned in the description, which was lost or felled several years ago, with no stump or other signs remaining. The trees are on the perimeter of the front garden adjacent to Rogate Road Offington Lane, and the boundary with 19 Offington Lane, and are a part of the street scene and make a contribution to the character and visual amenities of the area.

Consent is sought to reduce crown height and radial spread 1 Buxus & 2 Holly of group G4 and 2 Weeping Silver Birch of group G5, and to reduce crown height and radial spread, crown lift and crown thin one Purple Beech tree T4

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

Consultations: None.

Representations: None received.

Relevant Planning History

1990: Worthing Tree Preservation order Number of confirmed on 14/01/1991.

2004: Application for consent under Worthing Tree Preservation Order No. 30/1990 to reduce and reshape by up to 25% overall to create a balanced shape and thin by 10% - one Purple Beech (T4)

2008: Application for consent under Worthing Tree Preservation Order No. 30/1990 to thin crown by 15%, raise crown to 4 metres, 5 metres over public area/highway, reduce longer branches by up to 1 metre average, remove dead wood to one Copper Beech (T4)

Planning Assessment

The trees are one large mature and four smaller younger trees on the north east and southern boundaries of the front garden. The trees are prominent to the area, and can be seen from many views.

The trees are:

Purple Beech T4
The Purple Beech T4 is the largest and oldest tree of the application, and is located near the northeast corner of the front garden, near the junction of Rogate Road and Offington Lane. The tree has a large diameter single stem to 4 metres, where it then divides into 3 main stems: two large and upright, and a smaller stem to the southwest, that attains an equal height in the crown. 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 3 metres, reduce radial spread by up to 4 metres, crown lift up to 4 metres, and crown thin 25%. The works are to contain the size and spread of the tree, allow clearance to the main building, allow access beneath and allow more light and air to pass through the crown.

Holly T1 of group G4
Group G4 originally consisted of three trees: 1 Common Box and two Holly, of which only one Holly remains. The Holly T1 of group G4 has twin stems from ground level, the South stem divides into two slender stems from 1 metre, which along with the larger northern stem persist to 8 metres. The tree is crowded with branches and small stems from 2 metres. The main crown is dense and wide spread with some slightly over extended laterals.

Buxus T2 of group G4
This tree is located slightly further west of the Holly tree. The Common Box tree has been allowed to grow normally rather than having been toperied. The tree has two stems from ground level. The western stem divides into two at 0.5 metres with the three stems persisting to 3 metres, where they each divide into several meandering stems and laterals. The main crown is slightly patchy with some sparse sections and areas that are more densely foliated.

The proposed works to both trees are to reduce crown height and radial spread by up to 2 metres. The works are to contain the size and spread of the trees.

Weeping Silver Birch x2 of group G5
The two Weeping Silver Birch are located near the centre of the Eastern boundary, south of the vehicular entrance. The trees are both very slender and mostly hidden by surrounding shrubs and bushes. The main stems are both narrow and possibly over extended for their size. The main crown is sparse with some slightly over extended laterals.

The proposed works for both trees are to reduce crown height and radial spread by up to 2 metres. The works are to contain the size and spread of the trees, abate nuisance and allow more light and air to pass around the crowns.

These works in my opinion would be relatively minor in relation to the overall size, spread and crown form of the trees and would not significantly or adversely affect their appearance, amenity value, or 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: 10/07/2023

Authorised by: PB Date: 10/7/23