Development Management – Delegated Officer Report **Date; 22/07/2025**

Application Number	**AWDM/0592/25**
Address	**1 Cherry Gardens Worthing West Sussex BN13 3QU**
Proposal	**Application for consent under Worthing Tree Preservation Order No.92 of 2025 to reduce crown height and radial spread by up to 2 metres Horse Chestnut T1 reduce crown height up to 2 metres and reduce radial spread 1 metre Purple Norway Maple T2 and to reduce height by up to 2 metres Lawson Cypress of group G1.**

Date of site visit: 26/06/25

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

Proposal, Site and Surroundings

The application refers to two large mature single trees, one Maple and one Horse Chestnut, in the rear garden, and a group of Lawson Cypress trees in the open plan front garden. The trees are a prominent 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 Horse Chestnut T1 and Purple Norway Maple T2 and to reduce height Lawson Cypress of group G1.

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

2001: Worthing Tree Preservation order Number 92 of 2001 confirmed on 28/01/2002.

2002: Application for consent under Worthing Tree Preservation Order No. 92 of 2001 to fell one Western Red Cedar and to reduce the height of the remaining four Western Red Cedars by 3.5m. (Group G1).

2005: Application for consent under Worthing Tree Preservation Order No. 92 of 2001 to crown lift one Horse Chestnut (T1) by 5 metres and reduce branches from the boundary of the property by 2 metres.

2016: Application for consent under Worthing Tree Preservation Order No. 92 of 2001 in respect of T1 Horse Chestnut in front garden to reduce crown height by 2ms and remove 2ms length of each branch; line of Cypresses in G1 by road boundary to prune into a hedge 1.8ms tall and Sycamore in G1 by Cherry Walk to reduce crown by up to one metre and tidy up.

2017: Application for consent under Worthing Tree Preservation Order No.92 of 2001 to reduce crown height by up to 1 metre, reduce radial spread by up to 0.5 metre six Lawson Cypress trees of group G1.

2018: Application under Worthing Tree Preservation Order No. 92 of 2001 to reduce crown by 1 to 1.5m all round Purple Norway Maple T2; reduce Sycamore crown by 1 to 1.5 m, reduce Yew in height by 1 to 1.5 m and trim between 0.102m and 0.152m, both within group G1

2019: Application for consent under Worthing Tree Preservation Order No.92 of 2001 to reduce radial spread and height by 1.5m, to Horse Chestnut (T1)

Planning Assessment

The trees are a Horse Chestnut in the rear/side garden to the South of the main building, and a Purple Maple in the Southwest corner of the rear garden, and a row of Lawson Cypress trees growing along the Eastern boundary of the front garden, adjacent to the narrow carriageway of Cherry Gardens. The trees are:

Horse Chestnut T1
This is a large mature growing in the fenced-in sloped side garden where it is prominent to the area, and can be seen from both Cherry Walk and Cherry Gardens. The tree has twin stems from ground level, that both persist to 9 metres where they each divide into smaller scaffold limbs. The first significant laterals emerge from 6 metres. The main crown is mostly high and dense with some wider spreading secondary limbs, and some epicormic growth lower down.

The proposed works are to reduce crown height and radial spread by up to 2 metres. The works are to contain the size and spread of the tree and maintain clearance from the main building.

Purple Maple T2
This tree is located in the southwest corner of the rear garden, and is partially visible from the road. The tree has a single stem to 3 metres that is clear to 2.5 metres. At 3 metres the stem divides into three main scaffold stems with the central stem persisting to 8 metres. The main crown is dense and mostly compact, with no central leader.

The proposed works are to reduce crown height by up to 2 metres and reduce radial spread to 1 metre. The works are to contain the size and spread of the crow, and allow more light and air to pass the crown.

Lawson Cypress of group G1
These three trees form the northern end of the linear group G1. The trees form a small sheltered entrance into the cul-de-sac of Cherry Gardens, combining with evergreen trees of group G4 to line the public road. The trees form a distinctive feature of the Close. The trees are two twin stemmed from 2 metres at the north end and one slightly smaller single stemmed tree. All three trees have been previously reduced in height, with signs of suitable regrowth covering the initial reduction points. The trees have a more pendulous habit that can allow crown lifting or reduction without forming large areas of bare wood. The two northernmost trees have wide dense foliage on their west side with mostly clear stems to 2 metres on the western sides.

The proposed works are to reduce crown height by up to 2 metres, to contain the size of the trees.

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: 22/07/2025

Authorised by: Jo Morin Date: 23.07.2025