

Application Number **AWDM/0583/26**

Address **1 Dorchester Gardens Worthing West Sussex BN11 5AY**

Proposal **Application for consent under Worthing Tree Preservation Order No.1 of 1977 to reduce spread to south lower crown, to allow clearance to building of up to 2 metres and crown lift to allow clearance to roof of building of up 2 to 3 metres one London Plane of group G2.**

Date of site visit: 09/07/26

Neighbours checked: Y

Additional neighbour notifications: N

Site notice: (wider publicity / conservation area): N

Proposal, Site and Surroundings

The application refers to one large London plane tree T1 of group G2: which is a cluster of trees of varying ages and sizes at the southern end of the complex of Dorchester Gardens between Blocks 8 and 9. The London Plane T1 is part of an established group, which is part of the street scene and makes a contribution to the character and visual amenities of the area.

Consent is sought to reduce spread to the south of the lower crown, to allow clearance to the adjacent building and crown lift to allow clearance to the roof of the adjacent building.

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

1977: Worthing Tree Preservation order Number 1 of 1977 confirmed on 08/06/77.

2000: Application for consent Under Worthing Tree Preservation Order No. 1/1977 to crown lift to 4 metres on north side, clean out the crown, and minor crown reduction to 1 London Plane (part of Group G2), removal of lowest branches and reduction of adjacent low branches to effect a crown lift to 2 metres to Lime (T15), remove wayward limb on west side by up to 2 metres on Horse Chestnut (T7) and crown lift 4 Purple Maples (part of Group G5) to 4 metres.

2011: Application for consent under Worthing Tree Preservation Order No.1 of 1977 to reduce radial spread to give up to 2 metres clearance to the main building on one Cherry tree and one Plane tree of group G2.

2011: Application for consent under Worthing Tree Preservation Order No. 1 of 1977 to reduce longest branches by 0.5 metre, remove epicormic growth and dead wood on one Lime (T15); crown lift to 4 metres and crown thin by 10% one Sycamore (T9); reduce longest branches by

up to 1 metre, remove epicormic growth and crown thin by 10% one Horse Chestnut (T7), and formative pruning of 2 Cherry trees (replacement trees) - all adjacent to Block 5.

- 2014: Application for consent under Worthing Tree Preservation Order No. 7 of 1977 to reduce radial spread by up to 1 metre, crown thin up to 15%, and cut back to provide up to 2 metres clearance of building, one Plane tree and one Prunus tree, both of group G2
- 2016: Application for consent under Worthing Tree Preservation Order No.1 of 1977 to reduce radial spread to give up to 2 metres clearance to the main building on one Cherry tree and one Plane tree of group G2.
- 2016: Application for consent under Worthing Tree Preservation Order No. 1 of 1977 to reduce radial spread by 1.5 to 2 metres and crown thin lower canopy by up to 10% one Lime tree T14.
- 2017: Application for consent under Worthing Tree Preservation Order No. 1 of 1977 to cut back branches to obtain 2ms clearance from building and thin canopy by 15% one Beech tree T5.
- 2019: Application for consent under Worthing Tree Preservation Order No.1 of 1977 to crown lift up to existing pollard points, reduce radial spread to south away from building by up to 1m and remove basal and epicormic growth of Lime trees in group G9.
- 2019: Application for consent under Worthing Tree Preservation Order No. 1 of 1977 for crown reduction of 1no. Holly by 2m on north side and reduce limb on east side of 1no. Plane tree by 4m all in group G2. Reduce height by 2.5m and reduce radial spread by 1.5m of 2no. Norway Maples in group G5.
- 2020: Application for consent under Worthing Tree Preservation Order No.1 of 1977 to reduce radial spread to northeast by up to 2 metres, and prune to clear street light one Lime tree T15; to reduce crown height and radial spread by up to 1.5 metres one Crab Apple of group G7; to reduce radial spread to clear building by up to 1.5 metres one Crab Apple and one London Plane tree of group G2 by up to 2 metres; and to reduce crown height of selected section of crown one Holly tree T20.
- 2021: Application for consent under Worthing Tree Preservation Order No.1 of 1977 to re-pollard back to previous pruning points at a height of approx. 4.5m, 7no. Limes of group G9.
- 2021: Application for consent under Worthing Tree Preservation Order No.1 of 1977 to reduce crown height by up to 1.5 metres and reduce radial spread by up to 1 metre one Crab apple tree of group G8.
- 2024: Application for consent under Worthing Tree Preservation Order No.1 of 1977 to reduce crown height by up to 2 metres and reduce radial spread by up to 1.5 metres three Norway Maple trees of group G5.
- 2025: Application for consent under Worthing Tree Preservation Order No.1 of 1977 to re-pollard to previous points Lime trees of group G9.

Planning Assessment

The tree is a large mature London plane, growing in the south section of the grounds adjacent to the boundary with number 69b Grand Avenue. The tree is prominent to the area and can be seen from many views.

The tree has a large diameter single stem to 2.25 metres, where it becomes twin, both stems up upright and mostly persist to the top. The first large laterals emerge from 6 metres and are very wide spread and support lower hanging tertiary branches. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce spread to the south of the lower crown, to allow clearance to the adjacent building of up to 2 metres and crown lift to allow clearance to the roof of the building of up to 2 to 3 metres. The works are to contain the spread of the tree, abate possible future nuisance 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: 28/07/2026

Authorised by: Jo Morin Date: 28.07.2026