Development Management – Delegated Officer Report **Date; 07/01/2026**

Application Number	**AWDM/1172/25**
Address	**69 Richmond Road Worthing West Sussex BN11 4AQ**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace one Fig T1 and one Oak tree T2 in the Winchester Road Conservation Area.**

Date of site visit: 16/11/25

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

Proposal, Site and Surroundings

The application refers to two medium sized early mature trees in the rear garden of the property. The trees are a part of the local landscape and make a contribution to the character and visual amenities of the Winchester Road Conservation Area.

Consent is sought to fell and replace one Fig T1 and one Oak tree T2.

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

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

Representations: None received.

Relevant Planning History

1985: The property is included within Conservation Area VI (Heene), designated by the Council on 31st January 1985.

Planning Assessment

The trees are two medium sized early matures, one Fig growing in a small border close to the garage and a taller Oak on the west side of the rear garden. The trees have low prominence to the area, with minimal public views. The trees are:

<u>Fig T1 Oak T2</u>
This tree has three main stems, a larger stem to the north and two other stems from 0.4 metres to the southwest. The stems are all clear to 2.5 metres and divide from 4 metres. The main crown is dense and wide spread.

<u>Oak T2</u>
The Oak T2 is a taller tree which has a straight single stem that persists to within 2 to 3 metres of the top. The first significant limbs emerge from 4 metres and to the south. There are some smaller limbs to the north, making the crown asymmetrical. The main crown is sparse and wide spread to the south side.

The proposed works for both trees are to fell and replace. The Fig due to its proximity to the garage and the Oak due to its overall poor condition. As the trees are not clearly visible from the public road and make only a minimal contribution to the Conservation Area, there is little justification for either tree to be given a Tree Preservation Order.

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 replacement trees.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 07/01/2026

Authorised by: Jo Morin Date: 08.01.2026