Development Management – Delegated Officer Report **Date; 25/06/2025**

Application Number	**AWDM/0576/25**
Address	**10 Eirene Avenue Worthing West Sussex BN12 4DL**
Proposal	**Application for consent under Worthing Tree Preservation Order No.22 of 2005 to reduce crown height 1 metre, reduce radial spread by up to 1 to 2 metres, 2 metres on the widest most extended limbs, crown lift to allow clearance to cables and crown thin 15% one Monterey Cypress tree T2.**

Date of site visit: 28/05/25

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

Proposal, Site and Surroundings

The application refers to a single Macrocarpa tree in the front garden of 10 Eirene Avenue. The location is close to the seafront to the west of the Worthing District. The development of Eirene Avenue consists of a row of contemporary seaside buildings (including weatherboarding) of a style compatible to the Monterey Cypress's Pacific coast origin. The tree is a large established feature of the area and can be seen from many of the surrounding roads and public areas.

Consent is sought to reduce crown height and radial spread, crown lift to allow clearance to cables and crown thin.

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

Consultations: None.

Representations: One representation received from a nearby neighbour in objection to the amount of work suggesting some of it is unnecessary or excessive.

Relevant Planning History

2005: Worthing Tree Preservation order Number 22 of 2005 confirmed on 30/01/2006.

2011: Application to reduce height of crown by approximately 4 metres, remove 1 low limb and crown clean one Monterey Cypress T2 – Split decision. Refused – Reduction in height.

2014: Application for consent under Worthing Tree Preservation Order No.22 of 2005 to fell one Monterey Cypress tree (T2). Application Refused, Appeal Dismissed.

2018: Application for consent under Worthing Tree Preservation Order No. 22 of 2005 to a 30% crown reduction and thin by approx 3 ms, reduction to height and spread plus thinning where necessary to Monterey Cypress tree T1.

Planning Assessment

The tree is a large mature Monterey Cypress growing in the open plan front garden of 10 Eirene Avenue. The site was formerly owned by Worthing Borough Council and the tree was protected prior to the site's disposal in 2005. The subsequent development of the site retained the tree as an integral feature which contributes strongly to its character.

The tree has a single stem to 4 metres, where it then divides, with a single upright stem to the west and a cluster of stems to the east. The crown is mostly upright, which although spreading is not currently over the nearby dwellings. The main crown is dense and wide spread with some overextended laterals.

Following amendment the proposed works are to reduce crown height 1 metre, reduce radial spread by up to 1 to 2 metres, 2 metres only on the widest most extended limbs, crown lift to allow clearance to cables and crown thin 15%. The works are to contain the size and spread of the tree, abate possible future nuisance, and allow more light and air to pass through 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 as the original proposals were changed by agreement with the applicant, to less reduction in height and spread.

Case Officer: JDS Date: 25/06/2025

Authorised by: Jo Morin Date: 25.06.2025