Planning Inspectorate

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Your Ref: AWDM/0247/26

Our Ref: APP/TPO/M3835/11196

Date: 22 September 2026

Dear Sir/Madam,

THE TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND) REGULATIONS 2012, SI No. 605
APPLICATION FOR CONSENT TO CARRY OUT WORKS TO PROTECTED TREES
APPELLANT: Mrs Niki Peters
SITE AT: 2 Hall Avenue, Offington, Worthing, West Sussex, BN14 9BHl

I enclose a copy of our Inspector's decision on the above appeal(s).

The appeal decision is final unless it is quashed following a successful judicial review in the High Court on a point of law. If the judicial review is successful, the case will be returned to us by the Court for re-determination. However, if it is re-determined, it does not necessarily follow that the original decision on the appeal will be reversed.

An appeal may only proceed with the permission of the Court. An application for leave to appeal must be made to the Court promptly and in any event within 3 months of the decision in question, unless the period is extended by the Court.

A decision will not be overturned by the Court merely because someone does not agree with an Inspector's judgment. It would need to be shown that a serious mistake was made by the Inspector when reaching his or her decision or, that the site visit was not handled correctly, or that the appeal procedures were not carried out properly. Even if a mistake has been made, the Court may decide not to quash the decision if it is decided that the interests of the person who has sought permission for judicial review have not been prejudiced.

If you have concerns or queries about the decision or the way we handled the appeal(s), please visit our Feedback and Complaints webpage. Please quote the appeal reference number in any correspondence.

If you do not have internet access you may write to the Customer Quality Team at the address above. Alternatively, if you would prefer hard copies of our information on the right to a Judicial Review and our feedback procedure, please contact our Customer Service Team on 0303 444 5000.

Yours sincerely

Planning Inspectorate

Tree and Hedge Appeals Team