**Development Management – Delegated Officer Report** **Date; 24/07/2025**

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| **Application Number** | **AWDM/0237/25** |
| **Address** | **116 Sea Lane Worthing West Sussex BN12 4PU** |
| **Proposal** | **Application for consent under Worthing Tree Preservation Order No.72 of 1997 to reduce crown height and radial spread by 1 metre prune to allow clearance to garage of 1 to 2 metres ( 2 metres above roof line) and crown thin 15% one Himalayan Birch tree T1.** |

**Date of site visit:** 08/04/25

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

**Proposal, Site and Surroundings**

The application refers to a medium sized early mature Birch located near the centre of the eastern end of the rear garden, adjacent to the garage building. The tree is a part of the local landscape and makes a contribution to the character and visual amenities of the Goring Conservation Area.

Consent is sought to reduce crown height and radial spread prune to allow clearance to garage and above roof line and crown thin.

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

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

**Representations:** None received.

**Relevant Planning History**

1989: Goring Conservation Area IX confirmed on 25/04/1989.

1997: Worthing Tree Preservation Order No.72 of 1997 confirmed 24/11/1997

1998: Application under Worthing Tree Preservation Order No 72/1997 to fell one Sycamore (Acer Pseudoplatanus) (T1): 116 Sea Lane

2011: Section 211 Notice under the Town and Country Planning Act 1990 to fell one Cypress tree in the Goring Conservation Area.

2014: Section 211 Notice under the Town and Country Planning Act 1990 to fell one Cypress tree in the Goring Conservation Area.

2020: Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial spread by 3.5 to 4 metres, crown lift up to 4 metres and reduce overhang over garage by up to 4 metres, one Himalayan Birch Tree in the Goring Conservation Area.

2024: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by up to 1.5 metres, reduce radial spread by up to 0.5 metre Holly T1, reduce radial spread by up to 0.5 metre Yew tree T2, crown lift up to 2 metres Conifer T5, reduce crown height by up to 2.5 metres Conifer T4 and reduce to property boundary WSCC Street tree Pear T3, in the Goring Conservation Area.

**Planning Assessment**

The tree is a medium sized immature Silver Birch growing in the rear garden adjacent to the detached garage, where it is partially visible from Jefferies Lane.

The tree has a single stem to 3 metres, where it divides into several ascending smaller diameter stems in a tight array. Several ascending secondary stems and large limbs emerge from 2 metres, some achieving an equal height in the crown. The main crown is moderately dense and wide spread with several over extended laterals in the lower sections.

The proposed works are to reduce crown height and radial spread by 1 metre prune to allow clearance to garage of 1 to 2 metres ( 2 metres above roof line) 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 Goring Conservation 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: 24/07/2025

Authorised by: Jo Morin Date: 24.07.2025