Development Management – Delegated Officer Report **Date; 21/01/2026**

Application Number	**AWDM/1428/25**
Address	**Durrington Farm House Pond Lane Worthing West Sussex BN13 2RH**
Proposal	**Application for consent under Worthing Tree Preservation Order No.2 of 1984 to reduce crown height by up to 2 metres, reduce radial spread by up to 3 metres and remove deadwood, one Ash tree T3.**

Date of site visit: 20/01/26

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

Proposal, Site and Surroundings

The application refers to a large tall mature Ash located near the centre of the northern boundary close to a small garden building and the neighbouring property of Spring House Pond Lane. The tree is a prominent part of the street scene and makes a contribution to the character and visual amenities of the area.

Consent is sought to reduce crown height and radial spread and to remove deadwood, one Ash tree T3.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1984: Worthing Tree Preservation order Number 2 of 1984 confirmed on 2904/1985.

2001: Application to crown lift one Lime (T2) to four metres and remove dead wood; crown lift to four metres one Ash (T3) and removal of branches overhanging house roof and dead and weak branches.

2005: Application to carry out minor crown reduction, to clear roof, to one Ash tree (T3).

2013: Application to crown reduce radial spread to clear building on north side by up to 2 metres and crown lift up to 6 metres on one Ash tree (T2) and crown lift up to 6 metres one Lime (T3) withdrawn.

2018: Application for consent under Worthing Tree Preservation Order No. 2 of 1984 to reduce selected limbs to clear overhang of building by up to 2 metres, reduce selected limbs on North side of crown to clear overhang of garden by up to 2 metres, crown reduce radial spread on all other aspects by up to 2 metres, and crown lift up to 6 metres on one Ash tree (T3). To crown lift by up to 6 metres, and crown reduce radial spread by up to 2 metres one Lime tree (T2).

Planning Assessment

The tree is a large mature Ash, that is one of a number of trees growing in the rear garden that line the boundary fence between Durrington Farm House and the relatively new development of Spring House. The tree is prominent to the area and can be seen from many views.

The tree has a large diameter single stem to 4 metres where it divides into 2 large stems that each divide again from 7 metres. The stems are a central upright and a stem to the west that angles outward and is the taller of the two. The main crown is dense and wide spread with some over extended laterals.

The proposed works are to reduce crown height by up to 2 metres, reduce radial spread by up to 3 metres and remove deadwood. The works are to contain the size and spread of the tree 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

Case Officer: JDS Date: 21/01/2026

Authorised by: Jo Morin Date: 22.01.2026