Development Management – Delegated Officer Report **Date; 03/07/23**

Application Number	**AWDM/0696/23**
Address	**The Old Fig Garden Bishops Close Worthing West Sussex BN14 7JS**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to remove selected rubbing limb one Conifer T1, and to reduce crown height by up to 2 metres one Conifer tree T2 in the West Tarring Conservation Area.**

Date of site visit: 25/05/23

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

Proposal, Site and Surroundings

The application refers to two small early mature conifer trees located either side of the Southwest corner of the rear garden. The trees are a part of the local landscape and make a limited contribution to the character and visual amenities of the West Tarring Conservation Area.

Consent is sought to remove selected rubbing limb one Conifer T1, and to reduce crown height by up to 2 metres one Conifer tree T2

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

Consultations: None.

Representations: None received.

Relevant Planning History

1975: The property is included within Conservation Area No.1 (West Tarring) designated by the Council on 6th March 1975.

Planning Assessment

The trees are two small early mature conifers growing in the rear garden of 1 The Old Fig Gardens, that have some public views from South Street, but make only a limited contribution to the West Tarring Conservation Area. The trees are:

<u>Conifer T12</u>
This tree is located close to the flint wall that forms the Southern boundary between the rear garden and the neighbouring property of Elmslea Lodge South Street. The tree has two stems from ground level: the south stem divides at 0.3 metres with the Southeast stem being directly adjacent to the wall. The main crown is moderately dense and compact.

The proposed works are to remove the southwest stem, to reduce damage to both the wall and the tree.

Conifer T2

The conifer tree T2 is located on the western boundary of the rear garden, adjacent to the grounds of the listed building of Bishops Garth. The tree has a straight single stem that is clear to 2.5 metres and persists to within 0.75 metres of the top the conical shaped crown. The main crown is dense and wider spread than T1 with some slightly over extended laterals.

The proposed works are to reduce crown height by up to 2 metres. The works are to contain the size of the tree and allow more light and air to pass the crown.

These works in my opinion would be relatively minor in relation to the overall size, spread and crown form of the trees and would not significantly or adversely affect their appearance, amenity value, or contribution to the character of the West Tarring Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 03/07/2023

Authorised by: PB Date: 3/7/23