Development Management – Delegated Officer Report **Date; 29/09/2025**

Application Number	**AWDM/0906/25**
Address	**12 Lansdowne Close Worthing West Sussex BN11 5HF**
Proposal	**Application for consent under Worthing Tree Preservation Order No.1 of 2005 to reduce crown height and radial spread by up to 4 metres one Lime tree T2.**

Date of site visit: 25/09/25

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

Proposal, Site and Surroundings

The application refers to a large mature Lime tree located near the Southwest corner of the rear garden. The tree is one of several trees that are a prominent part of the street scene and that make a contribution to the character and visual amenities of the area.

Consent is sought to reduce crown height and radial spread one Lime 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

2005: Worthing Tree Preservation order Number 1 of 2005 confirmed on 08/04/2005.

2007: Application to reduce and reshape crown by 35% and thin crown by 15% to one Lime tree (T2) refused.

2013: Application to crown lift to 5 metres, thin canopy by 15%, remove dead and crossing branches and reduce longest branches by up to 1 metre on one Lime tree (T2) in south-western corner of rear garden.

2013: Application for consent under Worthing Tree Preservation Order No. 1 of 2005 to reduce height by up to 8 metres on one Sycamore T1 (8 Lansdowne Close), one Lime T2 (12 Lansdowne Close) and all trees of group G2 (Pevensey Garden).

Planning Assessment

The tree is a large mature Lime tree growing in the rear garden adjacent to the boundary with Pevensey Garden. The tree is one of several notable tall trees within this residential area, located within or adjacent to Pevensey Garden and which are subject to the Worthing Tree Preservation Order No. 1 of 2005. The tree is prominent to the area and can be seen from many views.

The tree has a large diameter single stem to 5 metres where it divides into several stems, with three main larger scaffold stems. Each of the stems have been repeatedly pollarded, from 5.5 metres to the perimeter to 9 metres for the central stems. The resulting regrowth are long slender poles that form a wide array, similar to the other large trees to the south of the boundary wall in Pevensey Garden. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce crown height and radial spread by up to 4 metres. The works are to contain the size and spread of the tree and allow more light and air to pass the crown.

These works in my opinion would be large in relation to the overall size, spread and crown form of the tree but in time will not have significantly or adversely affected its 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: 29/09/2025

Authorised by: Jo Morin Date: 30.09.2025