Development Management – Delegated Officer Report **Date; 17/10/2024**

Application Number	**AWDM/0999/24**
Address	**Siskins Jefferies Lane Worthing West Sussex BN12 4PS**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and radial spread by up to 1.5 metres to previous points, Magnolia trees T1 and T2 in the Goring Conservation Area.**

Date of site visit: 10/10/24

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

Proposal, Site and Surroundings

The application refers to two Magnolia trees, one on the Western border and one near the centre of the North boundary of the rear garden. The trees are only partially visible from the public road (Sea Lane), but are part of the local landscape and make a contribution to the character of the Goring Conservation Area.

Consent is sought to reduce crown height and radial spread to previous points, Magnolia trees T1 and T2.

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

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

Representations: None received.

Relevant Planning History

1997: The property is included within The Goring Conservation Area (IX) designated by the Council on 25th April 1989.

Planning Assessment

The trees are two small immature Magnolia growing in the rear garden adjacent to its North and Western boundaries. The rear garden of Siskins Jefferies Lane is completely surrounded by neighbouring gardens, and with the Bungalow being on raised ground there is no view of the trees from the South of the property, with only a limited view from Sea Lane of the Southwestern tree T1.

No close inspection of the trees was carried out however it was noted that the Magnolia T2 could not be seen from the public road.

The proposed works were to reduce crown height and radial spread by up to 1.5 metres to previous points, Magnolia trees T1 and T2. The works had already been carried out at the time of the Site Visit, 9 days after the six weeks notice had expired.

These works were to contain the size and spread of the trees, and due to the lack of public views have had a very minimal effect on the Goring Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 17/10/2024

Authorised by: Jo Morin Date: 17.10.2024