Development Management – Delegated Officer Report **Date; 21/10/2024**

Application Number	**AWDM/1117/24**
Address	**15 Warwick Place Worthing West Sussex BN11 3EU**
Proposal	**Application for consent under Worthing Tree Preservation Order No.14 of 1992 to reduce crown height and radial spread by up to 2 metres and crown thin 15% one Sycamore tree T5.**

Date of site visit: 04/09/24

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

Proposal, Site and Surroundings

The application refers to a medium to large mature Sycamore tree located near the southwest corner of the detached front garden. The tree is a prominent part of the street scene and makes a significant contribution to the character and visual amenities of the Steyne Gardens Conservation Area.

Consent is sought to reduce crown height and radial spread and to crown thin.

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

2000: The property is included within Conservation Area Steyne Gardens (XXII) (formerly Seafront and Hinterland), designated by the Council on 14th March 2000.

2006: Worthing Tree Preservation order Number 4 of 2006 confirmed on 13/07/2006.

2006: Application to crown lift to 3 metres (by the removal of the lower pendulous branches above the road and garden to growth points); crown thin by up to 10% and clean out the crown (by the removal of dead wood, snags and crossed and abrading branches) - one Weeping Willow (T1).

2010: Application to raise the crown of Weeping Willow (T1) and clear telephone wires.

2014: Application for consent under Worthing Tree Preservation Order No.4 of 2006 to reduce radial spread of crown by up to 2 metres, reduce crown height by up to 2 metres and crown lift up to 2 metres one Weeping Willow tree T1.

2018: Application for consent under Worthing Tree Preservation Order No. 14 of 1992 to prune back to previous growth points removing less than 30% of crown on one Sycamore tree T5.

2022: Application for consent under Worthing Tree Preservation Order No. 14 of 1992 to reduce crown height and radial spread by up to 2.5 metres one Sycamore tree T5.

Planning Assessment

The tree is a medium sized Sycamore growing in land opposite number 15 Warwick Place, which is utilised as a car parking space and garden. The tree is prominent to the area, and can be seen from many views.

The Sycamore T5 is growing close to the boundary wall of 12 Wyke Avenue, and directly adjacent to the North side wall of the garage belonging to 14 Warwick Place. The tree has a large single stem to 5 metres where the main crown breaks. The main stems of the crown are mostly upright and slightly splayed away from the central stem, each supporting many secondary laterals. The base of the tree is obscured by basal growth Ivy and other plants and shrubs. 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 2 metres and crown thin 15%. The works are to contain the size and spread of the tree, and to 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 Steyne Gardens 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: 21/10/2024

Authorised by: LPrew Date: 21/10/2024