Development Management – Delegated Officer Report **Date; 29/07/2025**

Application Number	**AWDM/0636/25**
Address	**36 West Way Worthing West Sussex BN13 3AY**
Proposal	**Application for consent under Worthing Tree Preservation Order No.95 of 2001 to reduce crown height and radial spread by up to 2.5 metres Silver Birch tree T1 of group G2, and to fell and replace Silver Birch tree T2 of group G2.**

Date of site visit: 26/06/25

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

Proposal, Site and Surroundings

The application refers to two large tall mature Silver Birch trees located on the Eastern boundary of the front garden. The trees are a prominent part of the street scene and make a significant contribution to the character and visual amenities of the area.

Consent is sought to reduce crown height and radial spread Silver Birch tree T1 of group G2, and to fell and replace Silver Birch tree T2 of group G2.

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

2001: Worthing Tree Preservation order Number 95 of 2001 confirmed on 18/02/2002.

Planning Assessment

The trees are two large mature Silver Birch growing in the front garden adjacent to the pavement of West Way. The trees are prominent to the area and can be seen from many views.

The trees are:

<u>Silver Birch tree T1 of group G2</u>
This tree has a single stem to 4 metres, where it then divides into three main upright secondary stems that each persist to 10 metres. The top of the crown is wide with several mostly level stems. The first laterals emerge from 3.75 metres. 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 2.5 metres. The works are to contain the size and spread of the tree and allow more light and air to pass the crown.

Silver Birch tree T2 of group G2

The Silver Birch tree T2 of group G2 is located further North, closer to the entrances from West Way. The tree has a single stem to 2.5 metres, where it then divides into three main stems that are initially upright and begin to arch outward from 3.5 metres. Each of the stems have defects from 3 metres, including cavities decay and distorted (narrow) growth, that compromise the tall slightly slender stems. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to fell and replace the tree due to serious defects and damage relatively low in the crown. It is considered that due to the main defects being at approximately 3 metres reducing the tree would not be possible.

The works to Silver Birch tree T1, 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.

The works to the Silver Birch tree T2 of group G1 will be large in relation to the overall number of trees and a significant amount of change will take place. However the effect on the area will be compensated with the provision of a replacement tree.

Recommendation

APPROVE

Grant Consent, subject to the following Conditions:

1. Approved plans

2. The proposed works to Silver Birch tree T1 of group G1, 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.*

3. The Proposed felling of the Silver Birch tree T2 of group G1 and its replacement shall be carried out in full within two years from the date of this consent and in accordance with details of the size species and position of the replacement tree planting to be agreed in writing with the Local Planning Authority.

   Reason: *In the interest of visual amenity.*

4. If within five years following replanting, the replacement tree dies or becomes seriously diseased, another tree of the same size and species shall be planted in a similar position during the next planting season following the removal of the replacement tree, unless the Local Planning Authority gives written approval to any variation.

   Reason: *In the interest of visual amenity.*

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 29/07/2025

Authorised by: Jo Morin Date: 30.07.2025