Development Management – Delegated Officer Report **Date; 09/01/2026**

Application Number	**AWDM/1145/26**
Address	**15 Chaucer Road Worthing West Sussex BN11 4PB**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by up to 3 metres, reduce radial spread by up to 0.5 to 1 metre Bay T1; reduce crown height and radial spread to previous points Holm Oak trees T3 and T4; and remove deadwood Hawthorn T2.**

Date of site visit: 18/09/25

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

Proposal, Site and Surroundings

The application refers to four small to medium early mature trees, two Holm Oak trees in the rear garden, and one Bay and one Hawthorn in the front garden. The Bay T1 and Hawthorn T2 are a prominent part of the street scene and make a contribution to the character and visual amenities of the Shakespeare Road Conservation Area, the Holm Oak trees T3 and T4 have no public views.

Consent is sought to reduce crown height and radial spread Bay T1 and Holm Oak T3 and T4 and to remove deadwood Hawthorn T2

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

1989: The property is included within the Shakespeare Road Conservation Area X designated by the Council on 25th April 1989.

2017: Section 211 Notice under the Town and Country Planning Act 1990 to reduce/pollard 2 x large Ilex Oaks by approximately 6m in height and 6m in radial spread in the Shakespeare Road Conservation Area.

2018: Section 211 Notice under the Town and Country Planning Act 1990 to reduce large bay tree at front of property by approximately 3m in height and 2m in radial spread in the Shakespeare Road Conservation Area.

Planning Assessment

The trees are one small early mature Bay T1 and an equally small but older Hawthorn T1 growing in the front garden, and two medium sized holm Oak trees in the rear garden. The Bay and Hawthorn

are adjacent to the public pavement and make a contribution to the amenity of the area, the Holm Oak being to the rear have limited public views. The trees are:

Bay T1
This tree is multi-stemmed from ground level, with 4 to 5 larger diameter stems in the centre surrounded by smaller stems that are possibly outgrown basal shoots. The main crown is dense and wide spread.

The proposed works are to reduce crown height by up to 3 metres and reduce radial spread by up to 0.5 to 1 metre. The works are to contain the size and spread of the tree and to clear the adjacent public pavement.

Hawthorn T2
The Hawthorn tree T2 had a single stem to 2 metres where it divided into several stems some of which at the time of inspection were dead and decaying. The tree has since completely died and been removed.

Holm Oak tree T3
This tree is growing near the North West corner of the rear garden, adjacent to the rear access to properties 160 to 172 Heene Road. The tree has multiple stems from ground level that have each been pollarded at 2 to 3 metres. The resulting re-growth is a cluster of tall slender stems that extend parallel to the top of the crown, from each pruning point. The main crown is dense and wide spread.

Holm Oak tree T4
The Holm Oak tree T4 is to the southeast of the rear garden, adjacent to the rear gardens of 20 and 22 Cowper Road and the rear grounds of Amberly Lodge Care Home 11 Chaucer Road. This tree has a large single stem to 2 metres where it then divides into two that have each been reduced at 4 metres. The resulting re-growth is a combined array of long slender stems. The main crown is dense and wide spread.

The proposed works for both Holm Oak trees are to reduce crown height and radial spread to previous points. The works are to contain the size and spread of the trees and allow more light and air to pass their crowns.

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 Shakespeare Road Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 09/01/2026

Authorised by: Jo Morin Date: 12.01.2026