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

Application Number	**AWDM/1406/25**
Address	**Sheaf Barn Mill Lane Worthing West Sussex BN13 3DJ**
Proposal	**Application for consent under Worthing Tree Preservation Order No.20 of 2000 to reduce radial spread to West by up to 2.5 metres and crown lift up to 2 metres above roof line of garage, Beech tree T9.**

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 a large mature Beech tree located near the centre of the southern boundary of the rear garden. The tree is a prominent part of the street scene and makes a contribution to the character and visual amenities of the area.

Consent is sought to to reduce radial spread to West and crown lift above roof line of adjacent garage building.

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

Consultations: None.

Representations: None received.

Relevant Planning History

2000: Worthing Tree Preservation order Number 20 of 2000 confirmed on 020/03/200.

2004: Application for consent under Worthing Tree Preservation Order No 20 of 2000 to crown lift to approximately 5 metres on the northern side and reduce by 3 metres back to growth points on the northern side to two Common Beech trees (Group G1).

2006: Application for consent under Worthing Tree Preservation Order No. 20 of 2000 to crown lift Cedar (T8) to 6 metres above ground level, by the removal of the lower branches up to 6 metres above ground level, uniformly to bole.

2010: Application for consent under Worthing Tree Preservation Order No. 20 of 2000 to fell two Beech trees (G1) on south side of the property.

Planning Assessment
The tree is a large tall mature Beech growing in the rear garden adjacent to the garages of junction of Morehall and The Willows, south Farm Road and Avenue. The tree is prominent to the area, and can be seen from many views.

The Beech tree T9 has a large single stem to 2 metres, where it begins to divide into several large diameter mostly upright stems, and some angled outward more slender stems, particularly to the west. The secondary stems divide again from 4.5 metres, and several more times to the top. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce radial spread to West by up to 2.5 metres and crown lift up to 2 metres above roof line of the garage building of Morehall to the south. The works are to contain the spread of the tree and abate possible future nuisance to neighbouring buildings.

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 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: 09/01/2026

Authorised by: Jo Morin Date: 12.01.2026