Development Management – Delegated Officer Report **Date; 18/03/2025**

Application Number	**AWDM/1527/24**
Address	**131 Rowlands Road Worthing West Sussex BN11 3LD**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace two Lawson Cypress trees in the Ivy Place Conservation Area.**

Date of site visit: 06/03/25

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

Proposal, Site and Surroundings

The application refers to two large early mature Cypress trees located along the centre of the Eastern boundary of the front garden.

Consent is sought to fell and replace two Lawson Cypress trees in the Ivy Place Conservation Area

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: Two representations received from nearby neighbours in support of the proposed works.

Relevant Planning History

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

Planning Assessment

The trees are two large mature Lawson Cypress growing in the front garden adjacent to the boundary with 129a Rowlands Road. The trees are prominent to the area and can be seen from many views.

<u>Lawson Cypress T1</u>
This tree is located near the Northeast corner of the front garden. It has a single stem that persists to 6 metres, where it divides into several mostly upright stems. The first limbs emerge from 2 metres and are ascending. The main crown is combined with T2, dense and widespread.

<u>Lawson Cypress T2</u>
The Cypress tree T2 is the further South of the two. The tree has a straight single stem with a tightly forked secondary from 1 metre, with included bark to 3 metres where it separates from the main stem and also divides. The main stem persists to 5 metres, where it then divides into a cluster of tightly forked smaller stems. The first branches emerge from 2 metres with the main crown and tertiary branches from 6 metres. The main crown is intertwined with T1 and forms a dense and widespread block of foliage.

The proposed works are to fell and replace both trees, due to their size and proximity to buildings. The trees are reasonable specimens but fall short of being considered as important or providing a level of amenity to the area to warrant a Tree Preservation Order.

These works in my opinion 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 Ivy Place Conservation Area will be compensated with the provision of replacement trees.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date:18/03/2025

Authorised by: Jo Morin Date: 18.03.2025