Development Management – Delegated Officer Report **Date; 16/12/2025**

Application Number	**AWDM/1331/25**
Address	**Ashford House 9 - 11 Winchester Road Worthing West Sussex BN11 4DJ**
Proposal	**Application for consent under Worthing Tree Preservation Order No.15 of 1997 to fell and replace one Bay tree T1.**

Date of site visit: 28/10/25

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

Proposal, Site and Surroundings

The application refers to one Bay tree in the Southeast corner of the rear grounds. The tree is a small early mature Bay that is a part of the area and makes a contribution to the character and visual amenities of the Winchester Road Conservation Area.

Consent is sought to fell and replace Bay tree T1.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1990: The property is included within the Winchester Road Conservation Area XXI designated by the Council on 29th April 1997 pursuant to Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

1997: The Worthing Tree Preservation Order No.15 of 1997 confirmed 19th May 1997

2013: Application for consent under Worthing Tree Preservation Order No. 15 of 1997 to remove stems of Bay tree in rear garden abrading boundary wall and reduce crown of same Bay tree by 30% (Part of G1).

2018: Application for consent under Worthing Tree Preservation Order No.15 of 1997 to fell Bay tree (T1) as it is undermining the boundary wall and crown reduction of one Bay tree within Group G1 by 30%.

2018: Section 211 Notice under the Town and Country Planning Act 1990 to fell one Sycamore tree in front garden as roots are damaging property within the Winchester Road Conservation Area.

2023: Application for consent under Worthing Tree Preservation Order No.15 of 1997 to reduce crown height by up to 2.5 metres, and reduce radial spread by up to 1 metre one Bay tree T1 of group G1

2025: Application for consent under Worthing Tree Preservation Order No.15 of 1997 to fell and replace Bay tree of group G1.

Planning Assessment

The Bay is a small early mature tree growing in the rear garden adjacent to the Southeast corner and the tall boundary wall. The tree is part of the Conservation Area, with only limited public views.

The Bay T1 is a group of young stems and shoots growing around the remains of a former standard tree, which is now a dead stump. The tree has thick foliage from ground level, with the combined shoots forming a tall dense hedge that has an elongated tapered top. The main crown is dense and wide spread with several over extended laterals, some of which are in the neighbouring gardens.

The proposed works are to fell and replace one Bay tree T1, so as to allow for a more standard shaped tree that can in time give a similar contribution to the area without needing to take up as much area of the relatively small rear garden.

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 Winchester Road Conservation 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 felling of the Bay tree T1, 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.*

3. 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: 16/12/2025

Authorised by: Louise Prew Date: 05/01/2026