**Development Management – Delegated Officer Report** **Date; 08/07/2025**

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| **Application Number** | **AWDM/0611/25** |
| **Address** | **4 Lansdowne Road Worthing West Sussex BN11 4LY** |
| **Proposal** | **Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial spread back to boundary / by up to 1.5 metres, reducing tertiary branches only, Bay tree T1 in the Heene Conservation Area. (Amended description)** |

**Date of site visit:** 20/05/25

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

**Proposal, Site and Surroundings**

The application refers to a medium to large sized mature Bay tree located near the centre of the Eastern boundary of the front garden. The tree is one of several trees and bushes that extend along the eastern and Southern borders of the front garden, which as part of a group, contribute to the character and visual amenities of the Heene Conservation Area.

Consent is sought to reduce radial spread back to boundary one Bay tree T1.

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**

1985: The property is included within Conservation Area VI (Heene), designated by the Council on 31st January 1985.

2004: Worthing Tree Preservation order Number 5 of 2004 confirmed on 23/06/2004.

2019: Section 211 Notice under the Town and Country Planning Act 1990 to crown lift up to 4 metres group of mixed trees including Holly, Sycamore and Bay within and close to group G2 in the Heene Conservation Area.

2019: Application for consent under Worthing Tree Preservation Order No. 5 of 2004 to crown raise group of trees G2 consisting of Holly and Sycamore to 4m clearance.

2022: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and radial spread by up to 2 to 2.5 metres and crown lift up to 3 to 3.5 metres one Sycamore tree T1 in the Heene Conservation Area.

**Planning Assessment**

The tree is part of a varied group growing in the front garden adjacent to the boundary with the public pavement of Lansdowne Road to the South, and the front driveway / parking area of the recent development; 2c Silver Birches (the applicants) to the east which are prominent to the area and can be seen from several views. The tree is growing between and beneath the protected trees of Worthing Tree Preservation Order number 5 of 2004 and as part of a group, is prominent to the area, and can be seen from many views.

The Bay tree T1 is multi-stemmed from ground level, with several tall stems that support wider spread secondary and tertiary branches, some of which extend into the neighboring property. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce radial spread back to the boundary / by up to 1.5 metres, reducing tertiary branches only. The works are to contain the spread of the tree, allow access beside and allow more light and air to pass the crown.

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 Heene Conservation Area.

**Recommendation**

**Grant Consent,** Not subject to Conditions:

**Is recommendation contrary to letter(s) of representation?**

No

Case Officer: JDS Date: 08/07/2025

Authorised by: Jo Morin Date: 08.07.2025