Development Management – Delegated Officer Report **Date; 02/09/2025**

Application Number	**AWDM/0868/25**
Address	**Flat 1 31 Winchester Road Worthing West Sussex BN11 4DH**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace one Eucalyptus tree T1 in the Winchester Road Conservation Area.**

Date of site visit: 23/07/25

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

Proposal, Site and Surroundings

The application refers to a medium sized early mature Eucalyptus tree located near the centre of the Southern boundary wall adjacent to the car parking area of Shakespeare House, Shakespeare Road, outside of the Conservation Area. The tree is a part of the local landscape and makes a limited contribution to the character and visual amenities of the Winchester Road Conservation Area.

Consent is sought to fell and replace one Eucalyptus tree T1.

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

Consultations: Letter sent to The Worthing Society, who did not respond.

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.

2022: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and radial spread by up to 2 metres one Eucalyptus tree T1 in the Winchester Road Conservation Area.

2023: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by up to 2.5 metres, and to reduce radial spread by up to 1 metre one Pittosporum tree in the Winchester Road Conservation Area.

Planning Assessment

The tree is a tall immature Eucalyptus growing close to the southwest corner of the rear garden. The tree is part of the local landscape, with limited public views.

The tree has a slender single stem to 5 metres where it divides into two: the East stem divides again at 5.5 metres, the West at 6 metres. The first laterals emerge from 4 metres. The main crown is moderately dense and wide spread with an imbalance making it wider to the South.

The proposed works are to fell and replace the tree, due to its proximity to the supporting garden wall.

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

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 02/09/2025

Authorised by: Jo Morin Date: 04.09.2025