Development Management – Delegated Officer Report **Date; 14/04/2025**

Application Number	**AWDM/0078/25**
Address	**Courtlands 37 Parklands Avenue Worthing West Sussex BN12 4NG**
Proposal	**Application for consent under Worthing Tree Preservation Order No.20 of 1994 to crown lift up to 4 metres, selected trees of Woodland W1.**

Date of site visit: 10/04/25

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

Proposal, Site and Surroundings

The application refers to a small section of the woodland W1 within the rear grounds of 37 Courtlands, that borders the rear garden of number 7 Cowdray Close (the applicants). The trees are a prominent part of the street scene and make a significant contribution to the character and visual amenities of the area.

Consent is sought to crown lift selected trees of Woodland W1.

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

1974: Courtlands 37 Parklands Worthing made a Grade II Listed Building 23/07/1974.

1994: Worthing Tree Preservation order Number 20 of 1994 confirmed on 01/11/1994.

1995: Application to remove the lower branches of one Lime tree (G6) overhanging the garden of 29 parklands avenue, to a height of 3m above ground level on eastern side of tree

1998: Application to crown lift to 5 metres one Lime tree (Tilia x europaea) adjacent to the boundary with No.29 Parklands Avenue

2001: Application to crown reduce one Lime by up to 3 metres, and to crown lift one Horse Chestnut and one Sycamore to 4 metres within Woodland (W1)

2011: Application to crown reduce to previous pollard points the eastern stem section on one Lime tree (Part of Woodland W1) on eastern perimeter of grounds, to the west of No. 19 Parklands Avenue

2013: Application to crown reduce one Lime tree to leave it as a 6 metre pollard and to fell one Lime tree, both adjacent to the eastern boundary bordering Nos. 19 to 23 Parklands Avenue and part of Woodland W1

2014: Application for consent under Worthing Tree Preservation Order No. 20 of 1994 to crown reduce radial spread by up to 1 metre and to reduce crown height by up to 1.5 on two Lime trees in Woodland W1.

2015: Application for consent under Worthing Tree Preservation Order No. 20 of 1994 to fell one Horse Chestnut Tree of Woodland W1.

2016: Application for consent under Worthing Tree Preservation Order No. 20 of 1994 to remove one selected limb on east side and reduce all eastern limbs to fence line one Lime tree T17, to reduce all eastern limbs to fence line on three Lime trees T18, T19 and T20

2016: Application for consent under Worthing Tree Preservation Order No. 20 of 1994 to reduce lower eastern limbs by up to 2 metres, on one Lime tree T32 of group W1.

2019: Application for consent under Worthing Tree Preservation Order No. 20 of 1994 to reduce the radial spread to the east side by up to 2m of English Oak within group G6.

2020: Application for consent under Worthing Tree Preservation Order No.20 of 1994 to reduce radial spread to east by up to 5m, of 1no. Lime Tree, and to reduce radial spread to east by up to 3m to 3no. Lime Trees, all of Group G6.

2020: Application for consent under Worthing Tree Preservation Order No. 20 of 1994 to reduce crown height by up to 2 metres and reduce radial spread by up to 1.5 metres one Evergreen Magnolia tree T1.

2024: Application for consent under Worthing Tree Preservation Order No.20 of 1994 to reduce crown to East by up to 1.5 metres, to a height of 6 metres one Oak tree T1 of group G6, and to reduce radial spread by up to 2 metres, and crown thin 10% one Beech tree T2 of group G6.

Planning Assessment

The trees are of varying age and size growing between the boundary fence and the small lake in the rear grounds of Courtlands. The trees are prominent to the area and can be seen from many views.

The trees that are close enough to affect the garden are mostly small young immature Sycamores, with three or four larger more mature Sycamores deeper into the grounds that have wider spread lower limbs. The woodland is made more dense with a low storey of brush and shrubs and a heavy incursion of Ivy.

The main crowns of the oldest and tallest trees are dense and widespread with some slightly over extended laterals.

The proposed works are to crown lift the trees affecting the rear garden of 7 Cowdray Close by up to 4 metres. The works are to allow access and allow more light and air to pass beneath the crowns.

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:14/04/2025

Authorised by: Jo Morin Date: 15.04.2025