Development Management – Delegated Officer Report **Date; 16/10/23**

Application Number	**AWDM/1127/23**
Address	**8 Ambrose Place Worthing West Sussex BN11 1PZ**
Proposal	**Application for consent under Worthing Tree Preservation Order No.16 of 1995 to reduce southern stems to allow clearance of 2.5 to 3 metres to adjacent building one Sycamore tree T2.**

Date of site visit: 14/08/23

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

Proposal, Site and Surroundings

The application refers to a large mature Sycamore tree in the southwest corner of the separate garden of 8 Ambrose Place. The tree is part of a group of trees that are a prominent part of the street scene and make a significant contribution to the character and visual amenities of the Chapel Road Conservation Area.

Consent is sought to reduce southern stems to allow clearance of 2.5 to 3 metres to adjacent building.

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

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

Representations: None received.

Relevant Planning History

1995: Worthing Tree Preservation order Number 16 of 1995 confirmed on 12/06/1995.

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

2016: Application for consent under Worthing Tree Preservation Order No.16 of 1995 to fell the decayed stem of Sycamore T1 in southern detached garden to ground.

Planning Assessment

The tree is a large mature Sycamore growing in the detached front garden, adjacent to the southern boundary with 13 Liverpool Gardens.

The tree has three main stems from ground level. The central stem is significantly younger and taller than the north or southern stems. It is a large diameter straight upright stem which persists to the top of the crown, the North stem was removed due to decay in 2017. The southern stem is older and slightly smaller than the central stem. This stem extends over the nearby Office building of 13

Liverpool Gardens in an arching to near lateral form. The main crown is dense and wide spread with some several over extended laterals, mostly to the south.

The proposed works are to reduce southern stems to allow clearance of 2.5 to 3 metres to adjacent building. The works are to contain the spread of the tree and abate possible future nuisance by allowing clearance to the roof of the building in Liverpool Gardens.

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 Chapel Road Conservation 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: 16/10/2023

Authorised by: PB Date: 16/10/23