Development Management – Delegated Officer Report **Date; 26/06/23**

Application Number	**AWDM/0617/23**
Address	**1 West Park Worthing West Sussex BN12 4EP**
Proposal	**Application for consent under Worthing Tree Preservation Order No.12 of 2002 to reduce radial spread by up to 1.5 metres to west, and crown lift up to 4 to 5 metres, over garden and road one Atlas Cedar T1.**

Date of site visit: 10/05/23

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

Proposal, Site and Surroundings

The application refers to a single large Blue Atlas Cedar in the front garden of the property adjacent to Robson Road. The tree is one of 12 protected Atlas Cedars in West Park, which are all part of the street scene and make a contribution to the character and visual amenities of the area.

Consent is sought to reduce radial spread and crown lift up to 4 to 5 metres, over garden and road.

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

Consultations: None.

Representations: None received.

Relevant Planning History

2002: Worthing Tree Preservation order Number 12 of 2002 confirmed on 13/08/02.

2011: Application for consent under Worthing Tree Preservation Order No. 12 of 2002 to remove lowest eastern branch, prune back branches towards the house by 1 metre and trim lower western branches on one Blue Atlas Cedar (T1) in front garden

2016: Application for consent under Worthing Tree Preservation Order No.12 of 2002 to reduce radial spread by up to 2 metres, crown lift up to 2.5 metres, remove selected lowest limb on East side and prune to allow clearance to building of up to 2 metres, one Atlas Cedar tree T1.

Planning Assessment

The tree is a large sized mature growing in the front garden. It is a prominent, established feature of this residential area, being located on the southern corner of the junction of West Park Lane and Robson Road.

The tree has a single stem that persists to the top of the crown, with a significant reduction in its diameter from 6 metres. At 6 metres several additional smaller upright stems also form. The first

main limbs emerge from 3 metres and support some over extended meandering branches. Some of the wider spreading branches are also close to the main building. The main crown is dense and wide spread with some over extended and lower hanging laterals.

The proposed works are to reduce radial spread by up to 1.5 metres to west, and crown lift up to 4 to 5 metres, over garden and road

The works are to allow clearance to the main building, and allow access beneath 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 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: 26/06/2023

Authorised by: PB Date: 26/6/23