Development Management – Delegated Officer Report **Date; 13/10/2025**

Application Number	**AWDM/0926/25**
Address	**95 Upper Poulters Lane Worthing West Sussex BN14 7SY**
Proposal	**Application for consent under Worthing Tree Preservation Order No.25 of 1998 to reduce radial spread to North and West by 1 metre and to East and South by up to 2 metres one Yew tree T1.**

Date of site visit: 18/09/25

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 mature Yew tree in the front garden adjacent to the vehicular access from Poulters Lane. The tree is a prominent part of the street scene and makes a contribution to the character and visual amenities of the area.

Consent is sought to reduce radial spread by varying amounts to each side one Yew tree T1.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1998: Worthing Tree Preservation order Number 25 of 1998 confirmed on 22/12/1998.

2016: Application for consent under Worthing Tree Preservation Order No. 25 of 1998 to prune common yew (T1) in front garden.

Planning Assessment

The tree is a medium sized mature Yew growing in the front garden; it is one of several protected trees that line both sides of the busy main route way road of Poulters Lane. The tree is prominent to the area, and can be seen from many views.

The tree has an elongated (North to South) compound stem from ground level, with two distinct clusters from 2 metres that begin to separate from 6 metres. The central upright stems divide into several tightly forked stems, some of which are partially fused. The foliage begins to emerge from 0.5 metre, with the first significant laterals from 0.75 metres. The main crown is dense and widest spread to the East.

The proposed works are to reduce radial spread to North and West by 1 metre and to East and South by up to 2 metres. The works are to contain the spread of the tree and reshape 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 description 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: 13/10/2025

Authorised by: Jo Morin Date: 25.11.2025