Development Management – Delegated Officer Report **Date; 21/12/23**

Application Number	**AWDM/1291/23**
Address	**Sycamore House 21 Bath Road Worthing West Sussex BN11 3PA**
Proposal	**Application for consent under Worthing Tree Preservation Order No.15 of 1989 to reduce radial spread to East and Southeast by up to 1.5 metres, crown lift up to 5 metres, and crown thin 10% Sycamore tree T1; and to reduce crown height and radial spread to previous points (up to 2 metres) Sycamore tree T2.**

Date of site visit: 20/12/23

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

Proposal, Site and Surroundings

The application refers to two Sycamore trees; a large tall Sycamore in the Front garden of the neighbouring property of 23 Bath Road, and a smaller but more mature Sycamore in the Southwest corner of the rear garden of 21 Bath Road. The trees are a prominent 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 to East and Southeast, crown lift, and crown thin Sycamore tree T1; and to reduce crown height and radial spread to previous points Sycamore tree T2

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

Consultations: None.

Representations: None received.

Relevant Planning History

1989: Worthing Tree Preservation Order No. 15 of 1989 was confirmed by Worthing Borough Council on 6th March 1990.

2012: Application for consent under Worthing Tree Preservation Order No. 15 of 1989 to crown lift to 3.5m over driveway and reduce crown spread by approximately 2m on southern-east side and remove dead wood on one Sycamore (T1) in north eastern part of front garden.

2019: Application for consent under Worthing Tree Preservation Order No. 15 of 1989 to reduce crown east side of Sycamore (T1) by 2m.

2019: Application for consent under Worthing Tree Preservation Order No. 15 of 1989 to reduce south side of canopy by up to 1.5m; thin canopy by up to 10 percent of Sycamore T1

Planning Assessment

The trees are a large tall mature Sycamore growing in the front garden adjacent to the pavement and carriageway of Bath Road, and a smaller older tree in the rear garden. The tree is prominent to the area, and can be seen from many views.

Sycamore T1
This tree has a large diameter single stem to 2 metres where it begins to divide into 2, the stems becoming completely separate from 2.75 metres. The two main secondary stems each divide again. 4.5 metres and several more time toward the top of the crown. The main crown is dense and wide spread with a distinct shape and high on the tree allowing suitable clearance to the pavement and carriage way.

The proposed works are to reduce radial spread to East and Southeast by up to 1.5 metres, crown lift up to 5 metres, and crown thin 10%. The works are to contain the spread of the tree allow access beneath and allow more light and air to pass through the crown. The works have been slightly over estimated and have been changed by conditions.

Sycamore T2
The Sycamore tree T2 has a larger diameter gnarled, single stem that persists to 2.75 metres where it divides into two. The North stem divides again at 5 metres with the Southern stem dividing at 6 metres. The first limbs emerge from 4 metres. The tree is a more mature specimen than T1 and has flaking bark and some large cavities, which have Strong reinforcing growth on either side. The main crown is dense and wide spread.

The proposed works are to and to reduce crown height and radial spread to previous points (up to 2 metres). The works are to contain the size and spread of the tree.

The works in my opinion would be relatively minor in relation to the overall size, spread and crown form of the trees and would not significantly or adversely affect their appearance, amenity value, or contribution to the character of the area.

Recommendation

APPROVE

Grant Consent, subject to the following Conditions:

1. Approved plans

2. The proposed works to Sycamore T1, hereby permitted, shall be restricted to;

   i Reduction in radial spread to East and Southeast of up to 0.5 to 1 metres.

   ii Crown lift up to 5 metres.

   iii Crown Thin up to 10%

   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.*

3. The proposed works to Sycamore tree T2, hereby permitted, shall be restricted to;

i Reduction in crown height and radial spread to previous points (approximately 2 metres)

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: 22/12/2023

Authorised by: PB Date: 22/12/23