Development Management – Delegated Officer Report **Date; 28/07/23**

Application Number	**AWDM/0847/23**
Address	**17 Offington Lane Worthing West Sussex BN14 9RH**
Proposal	**Application for consent under Worthing Tree Preservation Order No.30 of 1990 to fell and replace one Cypress tree T2.**

Date of site visit: 27/06/23

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

Proposal, Site and Surroundings

The application refers to a large mature Cypress tree located near the centre of the northern boundary of the rear garden of 17 Offington Lane. The tree is adjacent to the footpath that links Offington Lane to the block of flats Guardian Court, in Rogate Road. The tree is a part of the street scene and makes a contribution to the character and visual amenities of the area.

Consent is sought to fell and replace the tree.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1990: Worthing Tree Preservation order Number 30 of 1990 confirmed on 14/01/1991.

2004: Application for consent under Worthing Tree Preservation Order No. 30/1990 to crown lift/ reduce Purple Beech (G3) on southern side to give a clearance of up to 2 metres to No. 17 Offington Lane.

2017: Application under Worthing Tree Preservation Order No. 30 of 1990 to raise canopy to 2 metres and reduce radial spread up to 1 metre of Cypress on North boundary of rear garden (T2)

Planning Assessment

The tree is a small large immature growing in the front rear grounds garden adjacent to the junction of Road, south Farm Road and Avenue. The tree is prominent to the area, and can be seen from many views.

The tree has a large diameter slightly leaning single stem to 5 metres, where it then divides into 3 to 4 main upright slender stems that each mostly persist to the top of the crown. The secondary laterals are widespread, with some individual limbs protruding from the main outline of the crown. The lower limbs to the west and east are mostly defoliated with some sparse limbs further up. The base of the

tree shows signs of ground heave where the root plate has moved in the ground. The main crown is dense and mostly compact with large areas of defoliated limbs.

The proposed works are to fell and replace the tree, which is in severe decline.

These works in my opinion will be large in relation to the overall number of trees and a significant amount of change will take place. However the effect on the area will be compensated with the provision of a replacement tree.

Recommendation

APPROVE

Grant Consent, subject to the following Conditions:

1. Approved plans

2. The felling of the Cypress tree T2 and its replacement shall be carried out in full within two years from the date of this consent and in accordance with details of the size species and position of the replacement tree planting to be agreed in writing with the Local Planning Authority.

   Reason: *In the interest of visual amenity.*

3. If within five years following replanting, the replacement tree dies or becomes seriously diseased, another tree of the same size and species shall be planted in a similar position during the next planting season following the removal of the replacement tree, unless the Local Planning Authority gives written approval to any variation.

   Reason: *In the interest of visual amenity.*

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 28/07/2023

Authorised by: PB Date: 28/7/23