Development Management – Delegated Officer Report **Date; 21/11/2025**

Application Number	**AWDM/0698/25**
Address	**Oakgates 41 Goring Road Worthing West Sussex BN12 4AS**
Proposal	**Application for consent under Worthing Tree Preservation Order No.60 of 2001 to crown lift to allow clearance to roof and building of up to 2 metres, one Tree of Heaven T1 and crown lift up to 4 metres one Sycamore tree T3.**

Date of site visit: 04/09/25

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

Proposal, Site and Surroundings

The application refers to two trees on the east side of the property, one in the front and one in the rear garden. The front garden tree is a large mature Tree of Heaven that is clearly visible from the main through route of Goring Road. The second is a tall Sycamore in the rear garden that is more visible from George V Avenue to the east. The trees are part of the street scene and make a contribution to the character and visual amenities of the area.

Consent is sought to crown lift to allow clearance to roof and building Tree of Heaven T1 and crown lift Sycamore tree T3.

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

Consultations: None.

Representations: Three representations received from nearby neighbours, that all raise concerns regarding the written application, rather than the published description. Two of the letters refer to an Oak tree, of which there are none onsite, and the application stating crown lifting up to 5 metres, which has been superseded by the description. A further representation has been made disputing the species and suggesting that crown lifting could kill the tree.

Relevant Planning History

2001: Worthing Tree Preservation order Number 60 of 2001 confirmed on 12.07.2001.

2012: Application for consent under Worthing Tree Preservation Order No. 60 of 2001 to fell one Tree of Heaven (T1) and replant with a medium-sized non-suckering tree; to remove selected lower limbs on east and west sides of one Sycamore (T3) to reduce shading and overhanging growth; and to remove one False Acacia (T2) (dead) Split decision: approved works to T3, Refused felling of Tree of Heaven T1

2016: Application for consent under Worthing Tree Preservation Order No.60 of 2001 to reduce height and radial spread by up to 2.5 metres, prune to clear cables by up to 0.5 metres one Tree of Heaven T1, and to crown lift up to 4 metres one tree Sycamore tree T3.

Planning Assessment

The trees are large matures growing in the gardens of 41 Goring Road, adjacent to its boundary with The George Public House (the applicants), on the junction of Goring Road (A27) and George V Avenue. Both trees are publicly visible and make a contribution to the character of the area.

The trees are;

Tree of Heaven T1

This tree has a large diameter single stem to 1 metre, where it then divides into two tightly forked stems. The west stem divides again at 4 metres the East at 6 metres, with many laterals and smaller stems that form a tight array to the upper section.The tree has no central leader. The main crown is dense and wide spread, with some slightly over extended laterals to the East.

The proposed works are to crown lift to allow a clearance to the adjacent building of up to 2 metres. The works are to abate possible future nuisance and allow more light and air to pass to the East of the crown.

Sycamore tree T3

The Sycamore tree T3 is located in the rear garden, and is multi- stemmed, with 4 to 5 main stems from ground level. The first of the secondary laterals emerge from 1 metre, with the central main stems remaining mostly upright. The main crown is low and wide spread.

The proposed works are to crown up to 4 metres, to contain the spread of the tree and to allow access and allow more light and air to pass beneath through the crown.

These works in my opinion would be relatively minor in relation to the overall size, and form of the trees and would not significantly or adversely affect their appearance, amenity value or their 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?

Yes, four representations received, three refers to trees that are not covered by the Tree Preservation Order and works that have not been considered for approval. The fourth representation disputes the species and suggests that crown lifting may cause the trees to die, both without further evidence.

Case Officer: JDS Date: 21/11/2025

Authorised by: Jo Morin Date: 24.11.2025