Development Management – Delegated Officer Report **Date; 27/01/2026**

Application Number	**AWDM/1245/25**
Address	**28 The Heights Worthing West Sussex BN14 0AJ**
Proposal	**Application for consent under Worthing Tree Preservation Order No.27 of 2001 to reduce radial spread to west by up to 2 metres and crown lift up to 5 metres, five Beech trees and one Lime of group G6.**

Date of site visit: 20/01/26

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

Proposal, Site and Surroundings

The application refers to a linear group of tall slender trees that run north to south along the rear gardens of 27 and 28 The Heights Worthing. The trees are a prominent part of the street scene and make a significant contribution to the character and visual amenities of the area.

Consent is sought to reduce radial spread to west and crown lift, five Beech trees and one Lime of group G6.

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

Consultations: None.

Representations: None received.

Relevant Planning History

2001: Worthing Tree Preservation order Number 27 of 2001 confirmed on 12/06/2001.

2018: Application for consent under Worthing Tree Preservation Order No. 27 of 2001 to reduce by half in height line of 3 Beech, 1 Lime and 1 Sycamore on western boundary. REFUSED.

Planning Assessment

The trees are five large mature Beech and one Lime of group G6 that straddle the boundaries of the rear gardens of properties in The Heights and Valley Gardens. The trees are prominent to the area, and can be seen from many views.

The trees are mostly slender tall upright matures that have stems that begin to divide from 5 to 8 metres. The trees form a combined crown that is dense and high.

At the time of the site visit the works to reduce radial spread to west by up to 2 metres and crown lift up to 5 metres had been carried out. The works were to contain the spread of the trees and allow access beneath the crowns.

These works in my opinion were relatively minor in relation to the overall size, spread and crown form of the trees and did 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, 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: 27/01/2026

Authorised by: LPrew Date: 27/01/2026