Development Management – Delegated Officer Report **Date; 19/01/2026**

Application Number	**AWDM/1277/25**
Address	**122 Portland Road Worthing West Sussex BN11 1QA**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by up to 3 metres, reduce radial spread by up to 0.5 to 1 metre one Leylandii tree T1 in the Chapel Road Conservation Area.**

Date of site visit: 1410/25

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

Proposal, Site and Surroundings

The application refers to a small to medium early mature Leylandii tree located near the centre of the southern boundary of the rear garden. The tree is a part of the local landscape and makes a contribution to the character and visual amenities of the Chapel Road Conservation Area.

Consent is sought to reduce crown height and radial spread one Leylandii 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

2000: The property is included within Conservation Area Chapel Road (XXIV) (formerly Seafront and Hinterland), designated by the Council on 14th March 2000.

Planning Assessment

The tree is a medium sized early mature bright form Leylandii, growing in the rear garden adjacent to the southern boundary wall. The tree is part of the area, and can be seen from limited public views.

The tree is multi-stemmed with several stems emerging from a common source above ground level. The stems each divide from 2 metres and several more times to the top. At the top of the crown an unidentified climbing plant covers most of the crown's conical top, making the tree denser. The main crown is dense and wide spread.

The proposed works are to reduce crown height by up to 3 metres, reduce radial spread by up to 0.5 to 1 metre. The works are to contain the size and spread of the tree and allow more light and air to pass 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 Chapel Road Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 19/01/2026

Authorised by: Louise Prew Date: 19/01/2026