Development Management – Delegated Officer Report **Date; 11/04/2024**

Application Number	**AWDM/0204/24**
Address	**104 Rectory Road Worthing West Sussex BN14 7PN**
Proposal	**Application for consent under Worthing Tree Preservation Order No.15 of 2006 to reduce the East stem to a height of approximately 5 metres one Lime tree T16.**

Date of site visit: 28/11/23

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 Lime located on the eastern side of the driveway to No.102 Rectory Road to the north-west of number 104 Rectory Road. The tree is a prominent part of the local landscape and makes a contribution to the character and visual amenities of the area.

Consent is sought to reduce the trees Eastern stem.

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

2006: Worthing Tree Preservation order Number 15 of 2006 confirmed on 31/10/06.

2011: Application for consent under Worthing Tree Preservation Order No. 15/2006 to reduce Multi Stem Lime tree (T16) back from property by 3 metres and reduce height of Bay (T13) by 30% and remove overhanging limbs from over garden.

2016: Application for consent under Worthing Tree Preservation Order No.15 of 2006 to reduce radial spread by 1 to 1.5 metres, and to reduce crown height by up to 3 metres, Holly trees of group G1.

2018: Application for consent under Worthing Tree Preservation Order No.15 of 2006 to crown reduce by 2.5m, crown radial spread to north by 1.5m, by west 2m, south 2.5m and east 2m one Sycamore T14 and crown reduce height by 4m, radial crown to north by 3m, west by 2.5m, south by 2.5m and east by 3m and to lift crown to 5m over driveway to one Lime T16.

2021: Application for consent under Worthing Tree Preservation Order No.15 of 2006 to reduce crown height by up to 2 metres and reduce radial spread by up to 1.5 metres to one Lime tree T16.

2023: Application for consent under Worthing Tree Preservation Order No.15 of 2006 to reduce crown height and radial spread by up to 1.5 metres one Lime tree T16.

Planning Assessment

The tree is a large mature Lime, growing in a small border adjacent to the access driveway, outside of the main grounds. 104 Rectory Road is a detached house accessed via a driveway that serves five detached dwellings, Nos. 98, 102, 104, 106 and 106a Rectory Road, off of the east side of Rectory Road, to the south of Broomfield Avenue. The tree is prominent to the area, and can be seen from selected local views.

The Lime tree T16 is a large, established, multi-stemmed tree with 4-5 main stems emerging from a common point near ground level. Some of the northern stems divide from a near horizontal single stem that is above ground level. The stems are ascending curved slightly splayed outward and mostly persist to the top of the crown. The main crown is dense and wide spread mostly on long secondary limbs.

The proposed works are to reduce the East stem, which overhangs the rear garden of 104 Rectory Road to a height of approximately 5 metres. The works are to contain the size and spread of the tree crown, and due to concerns regarding the weight and balance of the crown.

These works in my opinion would be relatively heavy in relation to the overall size, spread and crown form of the tree, but would not significantly or adversely affect its appearance, amenity value, or its 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: 11/04/2024

Authorised by: Louise Prew Date: 11/04/2024