Development Management – Delegated Officer Report **Date; 14/06/2024**

Application Number	**AWDM/0485/24**
Address	**Cissbury View 22 Mill Lane Worthing West Sussex BN13 3DJ**
Proposal	**Application for consent under Worthing Tree Preservation Order No.1 of 2022 to reduce crown height and radial spread by up to 2 to 2.5 metres and crown lift up to 2.5 metres, one Beech tree T1.**

Date of site visit: 11/06/24

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

Proposal, Site and Surroundings

The application refers to a medium to large sized mature Beech tree located near the centre of the Eastern boundary of the rear garden. The tree is adjacent to the wooden fencing separating the recently built 22 Mill Lane from 58 Parham Road. The tree is a prominent part of the street scene and makes a contribution to the character and visual amenities of the area.

Consent is sought to reduce crown height and radial spread and crown lift.

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

Consultations: Letter sent to The South Downs National Park, who responded: No Comment.

Representations: One representation received from a nearby neighbour in objection, with concerns regarding privacy and possible damage to the tree.

Relevant Planning History

2021: Demolition of existing dwelling and construction of 2 no. detached dwellings and associated car parking and landscaping. Application to Vary Condition 1 (Approved Plans) of Planning Permission AWDM/1756/20. Amendments relating to siting and layout of dwellings, and alterations to external features including windows and doors.

2022: Worthing Tree Preservation order Number 1 of 2022 confirmed on 30/03/2022.

Planning Assessment

The tree is a medium sized mature Beech growing adjacent to the Eastern boundary of the sloping rear garden. The tree is prominent to the area, and can be seen from many views.

The tree has a single stem to 4 metres where it then begins to divide into several main mostly upright scaffold stems that each support wide laterals with deep foliage from 3 metres. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce crown height and radial spread by up to 2 to 2.5 metres and crown lift up to 2.5 metres, amended with agreement from the Agent from a 3 metre crown lift. The works are to contain the size and spread of the tree, and allow access beneath 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 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: The original proposal was to crown lift up to 3 metres, which would leave a clearance to the adjacent fencing of 1 metre. This has been changed by agreement with the Agents to 2.5 metres to allow for some more screening / privacy. Concerns were also raised that any works may damage the tree as a deep soakaway was excavated nearby. This was inspected at the time and no roots were found to have been damaged.

Case Officer: JDS Date: 14/06/2024

Authorised by: Jo Morin Date: 17.06.2024