Development Management – Delegated Officer Report **Date; 24/01/2025**

Application Number	**AWDM/1365/24**
Address	**Irmgore 3 Lansdowne Road Worthing West Sussex BN11 4LY**
Proposal	**Application for consent under Worthing Tree Preservation Order No.41 of 1980 to fell and replace one Sycamore tree T2.**

Date of site visit: 30/10/24

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

Proposal, Site and Surroundings

The application refers to a large mature Sycamore located near the northeast corner of the front garden. The tree is a prominent part of the street scene and makes a contribution to the character and visual amenities of the Heene Conservation Area.

Consent is sought to fell and replace one Sycamore tree T2

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

Consultations: None.

Representations: None received.

Relevant Planning History

1980: Worthing Tree Preservation order Number 41 of 1980 confirmed on 24/03/1981.

1985: The property is included within Conservation Area VI (Heene), designated by the council on 31st January 1985.

2014: Application for consent under Worthing Tree Preservation Order No. 41 of 1980 to crown lift up to 5 to 5.5 metres and crown thin by up to 10% one Holm Oak tree T3.

2017: Application for consent under Worthing Tree Preservation Order No. 41 of 1980 to fell and replace one Holm Oak tree T3.

Planning Assessment

The tree is a large mature Sycamore growing in the front garden adjacent to the boundary wall between 1 Elmscroft and 3 Irmgore in Lansdowne Road. The tree is prominent to the area and can be seen from many views.

The tree has a large diameter single stem, with mature bark, that persists to 6 metres, there is a large secondary stem from 5 metres that achieves an equal height in the crown, with the first limbs emerging from 5.5 metres. The main crown is sparse, partially de-foliated with some stag headed stems and decay at the base.

The proposed works are to fell and replace the tree due to poor condition and severe decay at ground level.

These works in my opinion will be large in relation to the overall number of trees and a significant amount of change will take place. However the effect on the area will be compensated with the provision of a replacement tree.

Recommendation

APPROVE

Grant Consent, subject to the following Conditions:

1. Approved plans

2. The proposed felling of the Sycamore tree T2, and its replacement shall be carried out in full within two years from the date of this consent and in accordance with details of the size, species and position of the replacement tree planting to be agreed in writing with the Local Planning Authority.

   Reason: *In the interest of visual amenity.*

3. If within five years following replanting, the replacement tree dies or becomes seriously diseased, another tree of the same size and species shall be planted in a similar position during the next planting season following the removal of the replacement tree, unless the Local Planning Authority gives written approval to any variation.

   Reason: *In the interest of visual amenity.*

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date:24/01/2025

Authorised by: Jo Morin Date: 27.01.2025