

Application Number **AWDM/0395/26**

Address **97 Warren Road Worthing West Sussex BN14 9QU**

Proposal **Application for consent under Worthing Tree Preservation Order No.29 of 2001 to reduce crown height by up to 6 metres (to previous points) and reduce radial spread by up to 3 metres one Sycamore T1 of group G1, and to reduce crown height and radial spread by up to 3 metres one Lime T2 of group G1.**

Date of site visit: 14/04/26

Neighbours checked: Y

Additional neighbour notifications: N

Site notice: (wider publicity / conservation area): N

Proposal, Site and Surroundings

The application refers to two large tall mature trees: one Sycamore and a slightly taller Lime located to the southeast of the front garden. 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 height to previous points, and reduce radial spread Sycamore T1 of group G1, and to reduce crown height and radial spread Lime T2 of G1.

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 29 of 2001 confirmed on 25/05/2001.

2006: Application for consent under Worthing Tree Preservation Order No. 29 of 2001 to remove lowest branch of one Lime (in Group 1) growing out from main trunk towards house at approximately 6 metres.

1994: Application for consent under Worthing Tree Preservation Order No. 29/2001 to reduce crown by 2 metres to one Beech Tree; reduce crown by 3 metres to one Lime tree; reduce crown by 3 metres, crown thin by 25% to one Sycamore; reduce crown by 3 metres, partial reduction of crown where branches over hang house, (cutting branches back to within 2 metres of trunk) to one Lime (Within Group G1)

2010: Application for consent under Worthing Tree Preservation Order No. 29 of 2001 to fell Lime tree nearest to Warren Road and to replant; to reduce one lower limb on one Beech over the public footway; to reduce the crown by 6 metres and reduce overall spread by 4 metres and crown clean and thin by 10% - 15% one Sycamore; and to reduce limb on Lime nearest the dwelling on south side.

Planning Assessment

The trees are tall, large matures; one Sycamore and one Lime, which are part of group G1 which originally consisted of four trees in a linear group that ran from the northeast corner of the front garden, to the front of the main building. The Sycamore and Lime trees of group G1 are prominent to the street scene, and can be seen from many views. The trees are:

Sycamore T1 of group G1

The Sycamore tree T1 of group G1 is located to the north of the two. The tree has a single stem to 4.5 metres, where it begins to divide with three main upright stems that each support several ascending limbs, which have all been previously reduced (polarded) at around 14 metres. The base of the tree has a large cavity with exposed wood, which has a thick calused over border. The main crown is dense and wide spread.

The proposed works are to reduce height by up to 6 metres (to previous points) and reduce radial spread by up to 3 metres. The works are to contain the size and spread of the tree crown, and to reduce weight in the crown.

Lime T2 of group G1

This tree is the closest to the main building, and is slightly taller without obvious reduction points. The tree has a large diameter single stem to 10 metres, where it then becomes twin stemmed with each secondary mostly persisting to the top. The first laterals emerge from 7.5 metres. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce crown height by up to 3 metres and reduce radial spread by up to 3 metres. 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 trees and would 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 description 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: 28/05/2026

Authorised by: LPrew Date: 02/06/2026