Development Management – Delegated Officer Report **Date; 23/07/2025**

Application Number	**AWDM/0669/25**
Address	**21 Broadwater Street East Worthing West Sussex BN14 9AA**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and radial spread by up to 3 metres one Beech tree T1 in the Broadwater Conservation Area.**

Date of site visit: 10/06/25

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

Proposal, Site and Surroundings

The application refers to a medium sized Beech tree in the rear garden of the property. The tree is not a prominent part of the street scene and makes only a limited contribution to the character and visual amenities of the Broadwater Conservation Area.

Consent is sought to reduce crown height and radial spread one Beech tree T1.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1949: The property is included in the list of buildings dated 11th October 1949 compiled by the Minister of Housing and Local Government under Sec.30(1) of the Town and Country Planning Act 1947 also included in the eleventh (cumulative) list of buildings compiled by the Secretary of State for the Environment on 21st May 1976

1975: The property is included within Conservation Area II (Broadwater), designated by the Council on 6th March 1975.

2011: Crown reduction by 0.9m from radial spread to suitable growth points of Beech Tree in rear garden (6 weeks notice for works to trees in a Conservation Area)

2017: Section 211 Notice under the Town and Country Planning Act 1990 to crown lift up to 6m Beech tree in rear garden.

2020: Section 211 Notice under the Town and Country Planning Act 1990 to crown lift to approximately 7m on Beech Tree (T1) within the Broadwater Conservation Area.

Planning Assessment

The tree is a large mature Beech growing in the rear garden close to the access stairway to the second storey. The tree is part of the local landscape, with limited public views.

The tree has three main stems from ground level, that are each clear to 6 metres where they also each begin to divide. The main crown is dense and wide spread with some wider spread secondary laterals that are close to the main building.

The proposed works are to reduce crown height and radial spread by up to 3 metres. The works are to contain the size and spread of the tree and maintain clearance to the main building.

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 Broadwater Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 23/07/2025

Authorised by: Louise Prew Date: 23/07/2025