Development Management – Delegated Officer Report **Date; 06/08/2024**

Application Number	**AWDM/0753/24**
Address	**129a Rowlands Road Worthing West Sussex BN11 3LD**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to fell and replace one Sycamore tree T1 in the Ivy Place Conservation Area**

Date of site visit: 11/07/24

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 mature Sycamore tree located near the Northwest corner of the front garden Road. The tree is a prominent part of the street scene and makes a contribution to the character and visual amenities of the Ivy Place Conservation Area.

Consent is sought to fell and replace the tree.

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

Consultations: Letter sent to The Worthing Society, who did not respond.

Representations: One representation from a nearby neighbour in objection to the proposal, and requesting the tree is preserved.

Relevant Planning History

2000: The property is included within Conservation Area Ivy Place XXVI (formerly Seafront and Hinterland), designated by the Council on 14th March 2000.

Planning Assessment

The tree is a medium sized mature Sycamore growing in a raised border between the properties driveway and the pavement of Rowlands Road. The tree is prominent to the area, and can be seen from many views.

The tree has a single stem to 2 metres, where it divides into two main stems which have both been unsympathetically reduced, resulting in a cluster of slender upright stems. The first laterals emerge from 2 metres. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to fell and replace the tree. The works are to alleviate concerns regarding light issues, detritus and honeydew, contact with the property, and proximity of adjacent telegraph pole and phone lines. Although these concerns could be alleviated by tree works such as crown lifting, thinning and reduction, the resultant works would not enhance the appearance of the tree. I do not consider that this tree due to its species and previous management is of a sufficient standard to be considered for a Tree Preservation Order.

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 Ivy Place Conservation Area will be compensated with the provision of a replacement tree.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

Yes, a request has been received to protect the tree, however due to the trees species condition and confined space it is not considered to be worthy of a TPO.

Case Officer: JDS Date: 06/08/2024

Authorised by: Jo Morin Date: 06.08.2024