

Application Number **AWDM/0401/26**

Address **4 Lansdowne Road Worthing West Sussex BN11 4LY**

Proposal **Application for consent under Worthing Tree Preservation Order No.5 of 2004 to reduce crown height and radial spread by up to 1.5 metres one Ash Leaved Maple T1, reduce crown height and radial spread by up to 2 metres two Holly trees and one Sycamore of group G2, and to crown lift up to 5.5 metres three Sycamore trees of group G1.**

Date of site visit: 16/04/26

Neighbours checked: Y

Additional neighbour notifications: N

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

Proposal, Site and Surroundings

The application refers to five large mature trees: one Ash-Leaved Maple and four Sycamore, and two slightly smaller Holly trees. The Maple tree is located on the Northern boundary with the other trees of groups G1 and G2 being on the southern boundary adjacent to Lansdowne Road. The trees are all a prominent part of the street scene and make a contribution to the character and visual amenities of the Heene Conservation Area.

Consent is sought to reduce crown height and radial spread one Ash Leaved Maple T1, two Holly trees and one Sycamore of group G2, and to crown lift three Sycamore trees of group G1.

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

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

Representations: None received.

Relevant Planning History

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

2004: Worthing Tree Preservation order Number 5 of 2004 confirmed on 23/06/2004.

2019: Section 211 Notice under the Town and Country Planning Act 1990 to crown lift up to 4 metres group of mixed trees including Holly, Sycamore and Bay within and close to group G2 in the Heene Conservation Area.

2019: Application for consent under Worthing Tree Preservation Order No. 5 of 2004 to crown raise group of trees G2 consisting of Holly and Sycamore to 4m clearance.

2022: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and radial spread by up to 2 to 2.5 metres and crown lift up to 3 to 3.5 metres one Sycamore tree T1 in the Heene Conservation Area.

2025: Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial spread back to boundary / by up to 1.5 metres, reducing tertiary branches only, Bay tree T1 in the Heene Conservation Area. (Amended description)

2026: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and radial spread by up to 2.5 metres, Bay tree T2, reduce crown height and radial spread by up to 3 metres Bay T7, reduce crown height and radial spread by up to 2.5 metres, and crown thin 20% Fig T4 and Apple T5, to crown lift up to 5.5 metres Holm Oak T6 and to remove selected lowest limbs to West and South Sycamore T3 in the Heene Conservation Area.

Planning Assessment

The trees are part of two varied groups growing in the front garden adjacent to the boundary with the public pavement of Lansdowne Road to the South, either side of the entrance driveway and a single Ash-leaved Maple to the north of the semi-attached garage and parking area. The trees are prominent to the area and can be seen from many views. The trees are;

Ash Leaved Maple T1

This tree has three stems; two main healthy stems that angle outward to the northeast, and a stem that right angles from 0.5 metres extend to the west, that has live wood, with the remainder being mostly dead, defoliated limbs. The larger stems support most of the live foliage and have laterals from 1.2 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 1.5 metres. The works are to contain the size and spread of the tree and allow more light and air to pass the crown.

Holly trees of group G2

There are two Holly trees of group G2, the central tree T2 three main stems from a common source above ground level, with some rubbing and fused stems. The crown breaks at 1.2 metres and is very dense due to a thicket of small "water shoots". The tree is close to the boundary wall and overhangs the public footpath of Lansdowne Road. The Holly tree T3 is located to the east of the group deeper into the garden than the other two trees of group G2. The tree has a larger diameter single stem to 3 metres, where it then divides into two, each stem dividing several more times to the top of the crown. The main crown is dense and moderately wide spread.

The proposed works are to reduce crown height and radial spread by up to 2 metres. The works are to contain the size and spread of the trees.

Sycamore tree of group G2

The Sycamore tree is the largest of the three trees and located to the west of the group. The tree has a single stem to 2.5 metres where it becomes twin, with both stems being upright. Several secondary stems also emerge at 2.5 metres that also extend to the top of the crown. The main crown is dense and wide spread.

The proposed works are to reduce crown height and radial spread by up to 2 metres. The works are to contain the size and spread of the tree and allow more light and air to pass the crown.

Sycamore trees of group G1

Group G1 is to the west of the front garden and consists of three large tall multi-stemmed Sycamore, growing adjacent the flint built boundary wall, close to the pavement and carriageway of Lansdowne Road. The combined main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to crown lift up to 5.5 metres to allow access and allow more light and air to pass beneath the crowns.

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 Heene Conservation 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?

No

Case Officer: JDS Date: 08/05/2026

Authorised by: Jo Morin Date: 08.05.2026