Development Management – Delegated Officer Report **Date; 21/01/2026**

Application Number	**AWDM/1379/25**
Address	**27 The Heights Worthing West Sussex BN14 0AJ**
Proposal	**Application for consent under Worthing Tree Preservation Order No.27 of 2001 to reduce crown height by up to 2 metres, reduce radial spread by up to 1.5 to 2 metres five Beech trees T1 of group G6.**

Date of site visit: 20/01/26

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

Proposal, Site and Surroundings

The application refers to a linear group of tall slender trees that run north to south along the rear gardens of 27 and 28 The Heights Worthing. 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 crown height and radial spread five Beech trees of group G6.

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

Consultations: None.

Representations: One representation received from a nearby neighbour in support of the works.

Relevant Planning History

2001: Worthing Tree Preservation order Number 27 of 2001 confirmed on 12/06/2001.

2011: Application for consent under Worthing Tree Preservation Order No. 27 of 2001 to reduce by half in height line of 3 Beech, 1 Lime and 1 Sycamore on western boundary (G6). Refused.

2019: Application for consent under Worthing Tree Preservation Order No.27 of 2001 to reduce radial spread up to 2 to 3 metres, crown lift to 6 metres and thin crown up to 20%, all trees in group G6.

2020: Application for consent under Worthing Tree Preservation Order No.27 of 2001 to reduce crown height by up to 2 to 3 metres, eight Beech, one Sycamore and one Lime, all of group G6.

Planning Assessment
The trees are five large mature Beech of group G6 that straddle the boundaries of the rear gardens of properties in The Heights and Valley Gardens. The trees are prominent to the area, and can be seen from many views.

The trees are mostly slender tall upright Beech that are clear to 3 to 4 metres and have stems that begin to divide from 5 to 8 metres. The five trees form a combined crown that is dense and wide spread, with some of the lower laterals supporting lower hanging secondary branches.
The proposed works are to reduce crown height by 2 metres and reduce radial spread by up to 1.5 to 2 metres. The works are to contain the size and spread of the trees and allow more light and air to pass the combined 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 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: 21/01/2026

Authorised by: Louise Prew Date: 21/01/2026