Development Management – Delegated Officer Report **Date; 26/03/24**

Application Number	**AWDM/0187/24**
Address	**55 Richmond Road Worthing West Sussex BN11 4AG**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to crown lift up to 4.5 metres Cedar T3 & T4, reduce to a height of 4 to 5 metres and reduce radial spread by up to 3 metres Lilac tree T2, and to fell and replace one Thuja tree T1 in the Winchester Road Conservation Area.**

Date of site visit: 07/03/24

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

Proposal, Site and Surroundings

The application refers to three large mature conifers, two Cedars located near the Northeast corner and one Thuja to the Northwest, and one Lilac shrub/tree near the centre of the northern boundary of the front garden. The trees are a prominent part of the street scene and make a contribution to the character and visual amenities of the Winchester Road Conservation Area.

Consent is sought to crown lift Cedar T3 & T4, reduce height of the Lilac tree T2, and to fell and replace one Thuja tree T1.

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

1990: The property is included within the Winchester Road Conservation Area XXI designated by the Council on 29th April 1997 pursuant to Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Planning Assessment

The application refers to four trees in the front grounds: two Cedar growing near the Northeast corner, adjacent to the junction of Richmond Road and Shakespeare Road, one Thuja located to the Northwest close to the main entrance from Richmond Road, and a small Lilac tree/shrub on the Northern boundary along Richmond Road. The trees are prominent to the area, and can be seen from many views. The trees are:

<u>Cedar T3</u>
The Cedar tree T3 is the furthest South of the two, and has a single straight stem to 7 metres, where it then divides into several upright stems that each persist to the top. Where the stems divide again.

There are upright scaffold limbs and some significant sized secondary ascending limbs that emerge from metres. The main crown is dense and wide spread with some slightly lower hanging laterals.

Cedar T4
This tree has a slightly smaller diameter single straight stem to 7 metres, where it then divides into two upright stems that each persist to the top. The first laterals emerge from 4 metres, with larger limbs emerging from 7 metres. The main crown is dense and wide spread.

The proposed works to both trees are to crown lift up to 4.5 metres. The works are to allow access beneath and allow more light and air to pass under the crowns.

Lilac T2
This is a small tree, or large shrub located between the Cedars and the Thuja T1 on the Northern boundary. The tree is multi-stemmed from ground level with older stems that persist to 1.5 metres, where the tree was last reduced. The resultant regrowth extends to just over 4 metres. The main crown is moderately dense and wide spread.

The proposed works are to reduce to a height of 4 to 5 metres and reduce radial spread by up to 3 metres, to contain the size and spread of the tree. The works appear to have been underestimated, and could instead be considered as an overall reduction of up to 1 - 2 metres. Generally a Syringa vulgaris (White or common Lilac) would be considered as a shrub rather than tree and as such would not require Local Planning Authority approval.

Thuja tree T1
The Thuja tree T1 is located in the narrow section of garden between the main entrance on the Northern wall of the property and the boundary with Richmond Road. The tree has a single stem from ground level that extends to the top, with a slight dogleg close to the top at 11 to 12 metres. The first laterals emerge from 2 metres forming a uniformly cone shaped crown. The North side of the tree is mostly dead and defoliated with the live branches limited to the South and Southwest. The main crown is dense with branches with areas varying from none to thich deep foliage.

The proposed works are to fell and replace the tree, due to poor condition and declining health.

The works to the Cedar trees T3 and T4 and the Lilac T2, 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 Winchester Road Conservation Area.

The felling of the Thuja tree T1 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 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? No

Case Officer: JDS Date: 26/03/2024

Authorised by: Jo Morin Date: 26.03.2024