Former Wheatsheaf, Richmond Road. AWDM/0681/23

Approval of Details Reserved by Condition 12 (hard and soft landscaping) of Application AWDM/1865/19, allowed on Appeal Ref APP/M3835/W/20/3249414.

Condition 12 states:

No development shall take place above ground floor level until details of hard and soft landscaping and a programme for its implementation and maintenance have been submitted to and approved in writing by the Local Planning Authority. The approved landscaping works shall be completed prior to the first occupation of the development, unless agreed otherwise in the implementation programme. Any trees which within a period of 5 years from the completion of development die, are removed or become seriously damaged or diseased shall be replaced the following planting season with others of similar size and species.

Comment: Tree Officer

The proposal does appear to be acceptable, with a suitable range of shrubs and trees. However the size of the trees to the front appear to be rather small and for just three trees I would expect them to be of 12 -14 cm girth in a minimum of 45 Ltr container grown or equivalent. Also I am not sure why Multi-stemmed trees have been specified, when single stems would have a greater impact and be more controllable as they mature.

Assessment

The application has been amended following the comments of the tree officer. Hard landscaping comprises buff colour patio slabs for each terrace and part of the front garden. Much of the rear garden will be gravel on membrane, to safeguard the tree RPA. This is behind the tall, original boundary wall of little visual impact outside the site

Planting comprises a mix of shrubs and small ornamental trees, mainly concentrated to the site frontage where this will be partly visible through and above the railing sections of the new front boundary wall (subject of a separate discharge of condition application). This landscaped frontage will echo that of the adjoining Portland House and add to the setting of the adjoin conservation area, where vegetated gardens can be seen to the rear of Worthing Museum and flats adjoining Pauls centre.

Planting has been amended following the advice of the tree officer. Details of preparation, aftercare and regular watering are included.

Case officer: Stephen Cantwell 12-07-2023