Development Management – Delegated Officer Report **Date; 22/04/2025**

Application Number	**AWDM/0175/25**
Address	**39 The Heights Worthing West Sussex BN14 OAJ**
Proposal	**Application for consent under Worthing Tree Preservation Order No.22 of 1990 to reduce radial spread to south by up to 2 metres Leyland Cypress T11 and Deodar T12.**

Date of site visit: 10/04/25

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

Proposal, Site and Surroundings

The application refers to two large mature conifers located near the centre of the Southern boundary adjacent to the shared access road of 37 and 38 (applicant) The Heights. The trees are a prominent part of the local landscape and make a contribution to the character and visual amenities of the area.

Consent is sought to reduce radial spread to south by up to 2 metres Leyland Cypress T11 and Deodar T12.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1990: Worthing Tree Preservation order Number 22 of 1990 confirmed on 02/07/91.

2015: Application for consent under Worthing Tree Preservation Order No.22 of 1990 to reduce crown height by up to 5 metres on one Leyland Cypress tree T15, and to reduce crown height by up to 2.5 metres one Cypress tree of group G7.

2016: Application for consent under Worthing Tree Preservation Order No.22 of 1990 to reduce radial spread by up to 0.5 metre one Cypress tree T15.

Planning Assessment

The trees are two large matures: one Leyland Cypress T11 and one Deodar T12, growing in the front garden adjacent to the Southern boundary. The trees are part of a group of protected trees that are prominent to the area, and can be seen from many views.

The trees are:

Leyland Cypress T11
This tree is the further West of the two and has a single stem to 1 metre, where it divides into multiple stems, with two main upright central boles and a large cluster of smaller mostly over arching smaller stems to the South. The main stems divide several times to the top. The main crown is dense and wide spread with some lower hanging laterals.

Deodar T12
The Deodar tree T12 has a large diameter single stem that mostly persists to the top. The first limbs emerge from 4 metres and have an even distribution around the stem that continues to within 2 to 3 metres of the top. At 8 metres a small secondary stem emerges, that is upright and remains close to the main bole. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works for both trees are to reduce radial spread to south by up to 2 metres. The works are to contain the spread of the trees, abate possible future nuisance, allow access beneath the crowns and allow clearance to the roof of 38 The Heights, which is directly South of the two trees.

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: 22/04/2025

Authorised by: Louise Prew Date: 04/08/2025