Development Management – Delegated Officer Report **Date; 01/05/2025**

Application Number	**AWDM/0195/25**
Address	**81 Manor Road Worthing West Sussex BN11 4SL**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by up to 2 metres, reduce radial spread by up to 1 metre and crown lift up to 4 metres Beech tree T1; reduce crown height and radial spread by up to 1 to 2 metres Holly T2; reduce crown height and radial spread by up to 2 to 3 metres Bay trees T4 & T5; to reduce radial spread toward main building by up to 2 metres Bay T6; reduce crown height and radial spread by up to 0.5 to 1 metre Bay T7 and to fell and replace Prunus T3 in the Heene Conservation Area.**

Date of site visit: 30/04/25

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

Proposal, Site and Surroundings

The application refers to seven medium to large mature trees: three in the front garden, a Beech tree located near the centre of the Southern boundary, a Holly close to the main building and a Prunus in the Northwest corner, and four Bay trees in the rear garden, T4 and T5 in the Southwest and T6 and T7 at either end of the Eastern side. The Bays have limited public views with the front garden trees being a more prominent part of the street scene that make a contribution to the character and visual amenities of the Heene Conservation Area.

Consent is sought to reduce crown height and radial spread and crown lift the Beech tree T1; reduce crown height and radial spread Holly T2 Bay trees T4, T5 and T6, to reduce radial spread toward main building Bay T7 and to fell and replace Prunus T3.

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

1975: Worthing Tree Preservation order Number 5 of 1975 confirmed on 16/09/1975.

2004: Application for consent under Worthing Tree Preservation Order No.5 of 1975 to reduce limb overhanging roof of one Silver Birch (T1) by approximately 1 metre to the next appropriate growth point.

Planning Assessment

The trees are a small one large mature Beech, a smaller Holly and a Prunus growing in the front garden and four medium to large Bays in the rear garden. The Beech and to a lesser extent the Holly tree are prominent to the area, and can be seen from public views, with the Bays being mostly obscured.

The trees are:

Beech tree T1
This tree has a single stem to 2 metres where it divides into two stems, which fuse again at 4 metres, where the southern stem terminates. The north stem persists to within 1 metre of the top. The main crown is moderately dense and widespread.

The proposed works are to reduce crown height by up to 2 metres, reduce radial spread by up to 1 metre and crown lift up to 4 metres. The works are to contain the size and spread of the tree and allow access beneath the crown.

Holly T2
The Holly tree has a leaning single stem that persists to the slightly over-arching top. The has smooth spike-less mature leaves emerging above where it is intertwined with a large Elder bush. There is foliage from ground level with the more significant sized limbs emerging from 5 metres. The main crown is mostly compact, slightly sparse, with wider spread d laterals to the West.

The proposed works are to reduce crown height and radial spread by up to 1 to 2 metres, to contain the size and spread of the tree.

Bay trees T4 T5 T6 and T7
The four Bay trees are in the rear garden where they have very limited public views. The Bays T4 T6 and T7 are mature trees with larger diameter single stems that persist to 4 metres, where the main crowns break. The Bay tree T5 is a slightly smaller younger tree. The main crowns are all dense and widespread with some slightly over extended laterals.

The proposed works are to reduce crown height and radial spread by up to 2 to 3 metres Bay trees T4 & T5; to reduce radial spread toward main building by up to 2 metres Bay T6; reduce crown height and radial spread by up to 0.5 to 1 metre Bay T7. The works are to contain the size and spread of the trees, abate possible future nuisance and to allow more light and air to pass the crowns.

Prunus T3
This tree has a large diameter single stem to 2 metres, where it then divides into several long slender stems, that each persist to the top. The tree has no emerging foliage or buds, with dead wood at the tips of the secondary stems. The base of the tree has a large Gamoderma bracket at 0.75 metres. The main crown is mostly de-foliated and dead.

The proposed works are to fell and replace the tree.

The works to the Beech Holly and Bay trees, 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.

The felling of the Prunus tree T3 will be large in relation to the overall number of trees and an 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: 02/05/2025

Authorised by: Jo Morin Date: 06.05.2025