Development Management – Delegated Officer Report **Date; 20/12/2024**

Application Number	**AWDM/1247/24**
Address	**25 Lansdowne Road Worthing West Sussex BN11 4NA**
Proposal	**Application for consent under Worthing Tree Preservation Order No.6 of 2001 to reduce crown height and radial spread by up to 2 metres Yew trees T1 and T2 of G1; reduce crown height by up to 1 metre and reduce radial spread by up to 2 metres, Yew tree T3 of group G1; and to reduce crown height and radial spread by up to 2.5 to 3 metres one Bay tree T4 of group G1.**

Date of site visit: 18/12/24

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 Yew trees and one smaller younger Bay tree located along the Northern and Eastern boundaries of the front garden of 25 Lansdown Road. 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 Yew trees T1 T2 and T3 and Bay tree T4 of group G1.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1981: Worthing Tree Preservation order Number 3 of 1981 confirmed on 28/07/1981.

1990: Application to reduce the height and remove overhanging branches of one Bay tree; subject to Worthing Tree Preservation Order 3/1981

1990: Application to crown lift Bay tree to a height of 8 feet. subject to Worthing Tree Preservation Order 3.1981

2001: Application for consent under Worthing Tree Preservation Order No. 3 of 1981 to crown lift to 3 metres and trim away from telephone wires one Yew and coppice stems to one Bay.

2001: Worthing Tree Preservation order Number 6 of 2001 confirmed on 19/04/2001.

2002: Application for consent under Worthing Tree Preservation Order No. 6/2001 to prune one Bay tree and crown reduce three yew trees by 25% (part of Group G1)

2010: Application for consent under Worthing Tree Preservation Order No. 6 of 2001 to crown lift to 5 metres adjacent to the property and to 4 metres over the highway, remove epicormic growth, and reduce spread of remaining higher branches towards the property by 1 metre on three Yew trees, and to crown reduce Bay tree in height and spread (Part of Group G1).

Planning Assessment

The trees are two large mature Yews and one smaller younger Bay tree growing in the front garden adjacent to the pavement of Lansdowne Road, and a slightly smaller younger Yew tree growing in the Southeast corner of the front garden. The trees are prominent to the area, and can be seen from many views.

The trees are;

Yew tree T1 of group G1
This tree is located near the northwest corner of the front garden and has a single compound stem that begins to divide from 1.2 metres into three main clusters of stems that each divide again from 3 to 4 metres, forming a tight array. The main crown is dense and wide spread with some slightly over extended and lower hanging laterals.

Yew tree T2 of group G1
The Yew T2 of group G1 is an older, larger tree located close to the eastern side of the vehicular entrance from Lansdown Road. The tree has a large diameter straight single stem that is clear to 1.8 metres and persists to 4 metres where it begins to divide forming 5 to 6 tightly forked upright stems, the central stem protruding 1.5 to 2 metres higher than the rest. The first significant limbs emerge from 2 metres. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works for the two Yew trees T1 and T2 of G1 are to reduce crown height and radial spread by up to 2 metres. The works are to contain the size and spread of the trees.

Yew tree T3 of group G1
This is a slightly less mature smaller tree located to the Southeast of the front garden, close to the main building. The tree has a single stem that persists to within 0.5 to 1 metre of the top. The first limbs emerge from 1 metre. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce crown height by up to 1 metre and reduce radial spread by up to 2 metres. The works are to contain the size and spread of the tree and allow clearance to the adjacent buildings.

Bay tree T4 of group G1
The Bay tree T4 of group G1 is growing in the northeast corner of the front garden. The tree has two main larger diameter stems within a large group of smaller stems shoots and basal growths. The larger stems persist to 4 metres where they begin to divide and arch over. The main crown has no defined shape and is dense and very wide spread.

The proposed works are to reduce crown height and radial spread by up to 2.5 to 3 metres. The works are to contain the size and spread of the tree and allow clearance to the public pavement and adjacent driveway.

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:20/12/2024

Authorised by: Jo Morin Date:20.12.2024