Development Management – Delegated Officer Report **Date; 26/02/2026**

Application Number	**AWDM/1361/25**
Address	**68 Manor Road Worthing West Sussex BN11 4SL**
Proposal	**Application for consent under Worthing Tree Preservation Order No.55 of 1997 to reduce crown height and radial spread by up to 1.5 metres one Manna Ash tree T1 of group G1, and to crown lift up to1 metre over garage roof Holly tree T2 of group G2.**

Date of site visit: 07/02/26

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

Proposal, Site and Surroundings

The application refers to a medium to large mature Manna Ash T1 of group G1 and a smaller mature Holly tree T2 of group G2. The trees are prominent features of the street scene and make a significant contribution to the character and visual amenities of the Heene Conservation Area.

Consent is sought to reduce crown height and radial one Manna Ash tree T1 of group G1, and to crown lift over garage roof Holly tree T2 of group G2.

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

Consultations: Letter sent to The Worthing Society, who did not respond.

Representations: None received.

Relevant Planning History

1985: Worthing Conservation Area VI Heene, designated 31/01/1985.

1997: Worthing Tree Preservation order Number 55 of 1997 confirmed on 10/09/1997.

1997: Application to fell two holly trees (within group g2) and one manna ash (within group G1). Refused.

2000: Application for consent under Worthing Tree Preservation Order No 55 of 1997 to Crown lift to 4 metres and clean out the crown to one Manna Ash. Crown lift to 3 metres and clean out the crowns to two Common Hawthorn within Group G1

2012: Application for consent under Worthing Tree Preservation Order No. 55 of 1997 to crown reduce by approximately 20%, thin inner canopy by removal of crossing and dead branches and crown lift to approximately 5 metres above ground level one Manna Ash (Fraxinus ornus) and to remove dead wood on the two Hawthorn trees (Group G1) Split Decision – Refused overall reduction of Manna Ash.

2013: Application for consent under Worthing Tree Preservation Order No. 55 of 1997 to fell one Holly tree of group G2

2014: Application for consent under Worthing Tree Preservation Order No. 55 of 1997 to fell one Bay tree of group G2 - Refused.

2015: Application for consent under Worthing Tree Preservation Order No.55 of 1997 to fell one Bay tree of group G2. – Returned.

2016: Application for consent under Worthing Tree Preservation Order No.55 of 1997 to crown lift up to 5 metres, and reduce radial spread by up to 2 metres, one Manna Ash tree of group G1, to reduce radial spread by up to 1 metre, reduce crown height by up to 1.5 metres one Bay of group G2, and to remove lower branches over garage to give up to 1.5 metres clearance one Holly tree of group G2.

2018: Application for consent under Worthing Tree Preservation Order No. 55 of 1997 to fell two Hawthorn trees in Group G1. Fell and replace one Bay tree in Group G2. Reduce height by 1.5 metres one Manna Ash of Group G1.

2020: Application for consent under Worthing Tree Preservation Order No.55 of 1997 to reduce back to previous pollard points one Manna Ash of group G1, to reduce crown height by up to 2 to 3 metres and trim sides by up to 0.3 metres one Holly tree of group G2.

2026: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by up to 2.5 metres, and reduce radial spread by up to 1.5 metres, two Cherry trees in the Heene Conservation Area.

Planning Assessment

The trees are both medium sized matures, the Manna Ash is growing in the northeast corner of the front garden adjacent to the junction of Manor Road, and Shakespeare Road. The Holly tree is on the southern boundary of the rear garden close to the separate garage. The trees are prominent to the area and can be seen from many views.

Manna Ash tree T1 of group G1
This tree has a large diameter gnarled single stem to 2 metres, where it begins to divide into twin stems. The west stem divides again where the historic pollard was made; 3 metres, on the east stem and from 4 metres on the west. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce crown height and radial spread by up to 1.5 metres. The works are to contain the size and spread of the tree and allow more light and air to pass the crown.

Holly tree T2 of group G2
The Holly tree of group G2 has a single stem to 1.2 metres, where it then divides into 3 equal sized upright stems that each mostly persist to within 2 metres of the top. The dense compact crown begins at 2.5 metres, with an overhang to the south across the nearby garage. The main crown is dense and slightly wider spread to the south.

The proposed works are to crown lift up to1 metre over the adjacent garage roof, to abate possible future nuisance.

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 Heene Conservation 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: 26/02/2026

Authorised by: Jo Morin Date: 09.03.2026