**Development Management – Delegated Officer Report** **Date; 17/04/2024**

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| **Application Number** | **AWDM/0282/24** |
| **Address** | **Flat 1 17 Farncombe Road Worthing West Sussex BN11 2AY** |
| **Proposal** | **Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and radial spread by up to 1.5 metres one Bay tree T1 in the Farncombe Road Conservation Area.** |

**Date of site visit:** 07/03/24

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

**Proposal, Site and Surroundings**

The application refers to a medium sized early mature Bay tree located near the Southeast corner of the front garden. The tree is a part of a group of trees that are prominent to the street scene and make a contribution to the character and visual amenities of the Farncombe Road Conservation Area.

Consent is sought to reduce crown height and radial spread.

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

**Consultations:** None.

**Representations:** None received.

**Relevant Planning History**

1985: The property is included within Conservation Area VII (Farncombe Road) designated by the Council on 7th November 1985.

2012: Section 211 Notice to fell two Leyland Cypress in front garden and replant with two Field Maple (Acer Campestre); to fell two Sycamore in front garden (northern border); and to fell one Lawson Cypress and one Sallow in rear garden (trees within the Farncombe Road Conservation Area)

**Planning Assessment**

The tree is a tall medium sized mature Bay growing in the front garden adjacent to the pavement of Farncombe Road, where it is prominent to the area, and can be seen from many views.

The tree has several stems from ground level, including some that have died and become defoliated. The live stems divide from 1.5 metres and angle outward to the North and Northeast. The tree is likely an offshoot of the group of four Bay trees: G1 of Worthing Tree Preservation Order 43 of 1995, in the front garden of 15 Farncombe Road. The main crown is dense and wide spread and heavily combined with the TPO trees of the neighbouring property.

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 around the crown.

These works in my opinion would be relatively minor in relation to the overall size, spread and crown form of the tree and would not significantly or adversely affect its appearance, amenity value, or its contribution to the character of the Farncombe Road Conservation Area.

**Recommendation**

**Grant Consent,** Not subject to Conditions:

**Is recommendation contrary to letter(s) of representation?**

No

Case Officer: JDS Date: 17/04/2024

Authorised by: Louise Prew Date: 17/04/2024