**Development Management – Delegated Officer Report** **Date; 17/06/2024**

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| **Application Number** | **AWDM/0491/24** |
| **Address** | **111 Warren Road Worthing West Sussex BN14 9RA** |
| **Proposal** | **Application for consent under Worthing Tree Preservation Order No.46 of 1990 to reduce crown height and radial spread by up to 1.5 metres one Sycamore tree T17 and two Sycamore trees of group G2.** |

**Date of site visit:** 31/06/24

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

**Proposal, Site and Surroundings**

The application refers to three medium to large Sycamore trees in the detached section of the front garden of 111 Warren 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 to three Sycamore trees.

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**

1990: Worthing Tree Preservation order Number 46 of 1990 confirmed on 18/03/1991.

2018: Application for consent under Worthing Tree Preservation Order No. 46 of 1990 for radial reduction up to 1.5m, height reduction up to 1m and up to 15% crown thinning of Cherry tree (T18); lateral reduction up to 2m on south side, radial reduction up to 1.5m of remainder, height reduction up to 1m, crown lift up to 3m and crown thin up to 15% one Sycamore tree (T17); radial reduction up to 2m, height reduction up to 1.5m, crown lift up to 3m and crown thin up to 15% three Sycamore trees with Group G2.

**Planning Assessment**

The trees are three Sycamores that vary from a medium sized early mature (T1 of G2) and two larger older trees (T17 and T2 of G2) growing on the steeply sloped land separate to the front garden of the property, adjacent to the main routway of the A27 / Warren Road. The trees are prominent to the area, and can be seen from many views. The trees are:

<u>Sycamore T17</u>
This tree is growing at the base of the steep inclined land between the walled garden and the main A27 / Warren Road. The tree has a straight single stem that is clear to 3 metres and persists to 14 metres, dividing 2 to 3 metres from the top of the crown. The first limbs emerge from 4 metres with

some large epicormic growth from 3 metres. The main crown is dense and wide spread on the lower section, with no central leader at the top of the crown, and a slight imbalance toward the south.

Sycamore T1 of G2
Group G2 consists of seven Sycamore trees on the steeply inclined open sections of the front gardens of 111 and 113 Warren Road. The Sycamore tree T1 of group G2 is the smallest and youngest of the three trees, located at the top of the slope closest to the main road. The tree has a curved stem that leans to the Northeast, correcting at 5 to 6 metres. The first significant limbs emerge from 6 metres with large overgrown epicormic growth from 2 metres. The main crown is slightly open and wide spread.

Sycamore T2 of G2
This tree is located approximately halfway up the bank, 2 to 3 metres West of the other two Sycamore trees. The tree has a single stem with mature bark, that persists to within 2 to 3 metres of the top, and is clear to 3 metres. A large diameter lateral emerges to the West at 3 metres, with smaller limbs from 4 metres onward. 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 one Sycamore tree T17 and two Sycamore trees T1 and T2 of group G2. The works are to contain the size and spread of the trees and allow more light and air to pass their crowns.

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: 17/06/2024

Authorised by: LPrew Date: 17/06/2024