Development Management – Delegated Officer Report **Date; 20/02/24**

Application Number **AWDM/1736/23**

Address **2 West Avenue Worthing West Sussex BN115LY**

Proposal **Application for consent under Worthing Tree Preservation Order No.23 of 1995 to reduce crown height by up to 1 metre, reduce radial spread by up to 1.5 metres Bay tree T1 and to fell and replace Silver Birch tree T2.**

Date of site visit: 11/01/24

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

Proposal, Site and Surroundings

The application refers to two medium sized early matures located in a border adjacent to the garage access from Lansdowne Road. The trees are a prominent part of the street scene, the Bay tree makes a contribution to the character and visual amenities of the area.

Consent is sought to reduce crown height and radial spread Bay tree T1 and to fell and replace the Silver Birch tree T2.

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

1995: Worthing Tree Preservation order Number 23 of 1995 confirmed on 19/09/1995.

2019: Application for consent under Worthing Tree Preservation Order No.23 of 1995 to reduce crown height up to 3 metres and associated works to one Silver Birch tree T2 and to crown lift up to 2.5 metres and reduce radial spread by up to 1 to 2 metres one Bay tree T1.

Planning Assessment

The trees are growing in the side grounds between the southern boundary fencing / low wall and the driveway and parking area adjacent to the detached garage. The Bay tree is a prominent feature of the area, and can be seen from many views. The dead Silver Birch does not have any amenity value.

The trees are:

<u>Bay T1</u>
This tree is located the furthest east adjacent to the entrance driveway from Lansdown Road. The tree has multi-stems from ground level, with 2 main larger diameter stems that each persist to 1 metre before beginning to divide. From 1 metre the tree begins to spread in all directions with several limbs

extending across the hardstanding between the border and the garage. The main crown is dense and wide spread with a large thicket of scaffold limbs.

The proposed works are to reduce radial spread by up to 1 to 2 metres and crown lift up to 2.5 metres. These works are to contain the spread of the tree, and allow access beneath the crown.

Silver Birch T2
The Silver Birch tree T2 has two slender stems to 4 to 5 metres, where both begin to divide. The secondary stems are mostly upright, and support the wider spread branches. The tree was the taller and is the more prominent of the two, but appears to have died several seasons ago and has now lost all but the main stems and limbs with no foliage or buds.

The proposed works are to fell and replace the tree.

The works to the Bay tree T1 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 area. The works to the Silver Birch T2, will be large in relation to the overall number of trees and a significant amount of change will take place. However the effect on the area will be compensated with the provision of a replacement tree.

Recommendation

APPROVE

Grant Consent, subject to the following Conditions:

1. Approved plans

2. The proposed works to the Bay tree T1, hereby permitted, shall be restricted to;

   i Reduction in crown height of up to 1 metre.

   ii Reduction in radial spread of up to 1.5 metres.

   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.*

3. The proposed felling of the Silver Birch tree T1, and its replacement shall be carried out in full within two years from the date of this consent and in accordance with details of the size species and position of the replacement tree planting to be agreed in writing with the Local Planning Authority.

   Reason: *In the interest of visual amenity.*

4. If within five years following replanting, the replacement tree dies or becomes seriously diseased, another tree of the same size and species shall be planted in a similar position during the next planting season following the removal of the replacement tree, unless the Local Planning Authority gives written approval to any variation.

   Reason: *In the interest of visual amenity.*

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 20/02/2024

Authorised by: Jo Morin Date: 21.02.2024