Development Management – Delegated Officer Report **Date; 15/01/2026**

Application Number	**AWDM/1263/25**
Address	**13 Winchester Road Worthing West Sussex BN11 4DJ**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and radial spread by up to 2 metres Lime tree T1 and to reduce crown height and radial spread by up to 1 metre Bay tree T2 in the Winchester Road Conservation Area.**

Date of site visit: 14/10/25

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

Proposal, Site and Surroundings

The application refers to two small early mature trees located on the southern boundary, near the southeast corner of the rear garden. The trees are a part of the local landscape and make a contribution to the character and visual amenities of the Richmond Road Conservation Area.

Consent is sought to reduce crown height and radial spread Lime tree T1 and Bay tree T2.

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

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

Representations: None received.

Relevant Planning History

1990: The property is included within the Winchester Road Conservation Area XXI designated by the Council on 29th April 1997 pursuant to Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Planning Assessment

The trees are a small immature growing in the rear garden. The trees have a low prominence to the area, with no public views.

The trees are;

<u>Lime tree T1</u>
This tree has two main stems from ground level and many basal growths that extend into the crown. The two main stems have been pollarded at 3 to 4 metres and have clusters of slender poles that persist to the top. The foliage emerges from 3 metres. 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 2 metres. The works are to contain the size and spread of the tree and allow more light and air to pass the crown.

Bay tree T2

The Bay tree is located 1 metre west of the Lime T1, along the southern boundary. The tree has two stems from ground level, and some small low basal growth. The east stem divides at 0.5 metres into two slender stems, with the larger western stem persisting to 1.2 metres where all three stems divide. The stems are mostly clear to 2 metres. 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 metre. The works are to contain the size and spread of the tree.

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 Richmond Road Conservation Area.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 15/01/2026

Authorised by: Jo Morin Date: 15.01.2026