Development Management – Delegated Officer Report **Date; 28/02/24**

Application Number	**AWDM/1751/23**
Address	**Reflections Nursery and Forest School 52 Richmond Road Worthing West Sussex BN11 1PS**
Proposal	**Application for consent under Worthing Tree Preservation Order No.41 of 1995 to reduce crown height by up to 2.5 metres, and reduce radial spread by 1 metres to 2.5 metres, one Magnolia tree T1.**

Date of site visit: 31/01/24

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

Proposal, Site and Surroundings

The application refers to a small to medium sized mature Magnolia tree located near the Southeast corner of the listed building Tudor Court, Richmond Road. The tree is a prominent part of the street scene and makes a contribution to the character and visual amenities of the Richmond Road Conservation Area.

Consent is sought to reduce crown height and radial spread.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1976: Part 10 Listed Building 21st May 1976.

1995: Worthing Tree Preservation order Number 41 of 1995 confirmed on 04/12/1995.

1997: The property is within the Richmond Road Conservation Area XV designated by the council on 29th April 1997.

2023: Application for consent under Worthing Tree Preservation Order No.41 of 1995 to reduce radial spread by up to 2.5 metres, one Yew tree T5. Pending consideration

Planning Assessment

The tree is a medium sized Magnolia growing in a small border in front of the bay window of the Eastern side of the building. The tree is prominent to the area, and can be seen from many views.

The tree has three main stems from ground level, two large older stems to the East and West, and one more recent younger smaller diameter stem to the centre. The East and Central stems each

mostly persist to the top, with the largest slightly gnarled stem to the West dividing at 2.25 metres. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce crown height by 2.5 metres, and to reduce radial spread to East by 1.5 metres; to West by 2.5 metres; to North by 1 metre (away from property) and to South by 1 metre. The works are to contain the size and spread of the tree, reshape the crown, and allow more light into the building.

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 Richmond Road 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: 28/02/2024

Authorised by: Louise Prew Date: 29/02/2024