Development Management – Delegated Officer Report **Date; 17/01/2025**

Application Number	**AWDM/1303/24**
Address	**16 St Michaels Road Worthing West Sussex BN11 4SD**
Proposal	**Application for consent under Worthing Tree Preservation Order No.3 of 2011 to reduce crown height and radial spread by up to 2 metres Sycamore tree T3, and Yew tree T5, and to reduce radial spread by up to 3 metres, one Sycamore tree T1.**

Date of site visit: 08/01/25

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

Proposal, Site and Surroundings

The application refers to two large Sycamore in the side garden, and a smaller mature Yew located near the Southeast corner of the property, close to the entrance driveway from St Michaels Road. The trees are a prominent part of the street scene and make a significant contribution to the character and visual amenities of the Heene Conservation Area.

Consent is sought to reduce crown height and radial spread Sycamore tree T3, and Yew tree T5, and to reduce radial spread Sycamore tree T1

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

1980: Worthing Tree Preservation order Number 35 of 1980 confirmed on 10/02/1981.

1985: The property is included within Conservation Area VI (Heene), designated by the Council on 31st January 1985.

2009: Application for consent under Worthing Tree Preservation Order No.35 of 1980 to reduce Bay (T4) by 35% and to shape crown of Holly (T3); and to undertake the following works to the trees in the Heene Conservation Area within the site: fell one Eucalyptus, crown lift two Sycamore to 4 metres, trim back from house one further Sycamore and shape crown of second Holly tree.

2011: Worthing Tree Preservation order Number 3 of 2011 confirmed on 17/08/2011.

2024: Application for consent under Worthing Tree Preservation Order No.35 of 1980 to reduce crown height and radial spread by up to 2 metres Bay tree T4.

Planning Assessment

The trees are two large mature Sycamores growing close to the centre of the Northern boundary T1, and south boundary T3 of the side garden, and a smaller Yew tree adjacent to the boundary with 14 St Michaels Road. The trees are prominent to the area, and can be seen from many views.

The trees are:

Sycamore tree T3
This tree has a large diameter curved single stem, with mature bark that persists to 4 metres, where it divides into several large stems that each divide several times to the top. A large ascending lateral emerges from 3.75 metres that persists to within 2 metres of the top. The main crown is dense and wide spread with some slightly over extended laterals close to the main building.

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 clearance to the main building.

Sycamore tree T1
The Sycamore tree T1 is located along the Northern boundary, close to the Bay tree of Worthing Tree Preservation Order No.35 of 1980. The tree has two stems from ground level; the main larger stem to the west that divides from 2 metres with each stem dividing again at 3 to 4 metres, and a smaller but equally tall stem to the East which becomes twin stems from 2 metres. The main crown is dense and wide spread with extended laterals to the West, and combined with the adjacent Bay tree to the East.

The proposed works are to reduce radial spread by up to 2 metres to contain the spread of the tree.

Yew tree T5
The tree has a large diameter single stem that terminates at 6 metres, where the tree was either damaged or reduced. The first limbs emerge from 1 metre and for a wide array with a broadly domed top. The main crown is slightly sparse, and wide spread.

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 clearance to pole and cables.

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 Heene 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:17/01/2025

Authorised by: Jo Morin Date: 17.01.2025