Development Management – Delegated Officer Report **Date; 13/03/2025**

Application Number	**AWDM/0048/25**
Address	**The Rectory Glebe Road Worthing West Sussex BN14 7PF**
Proposal	**Application for consent under Worthing Tree Preservation Order No.1 of 1981 to crown lift up to 3.5 metres and prune to allow clearance of up to 0.5 metres to boundary wall, Tree of Heaven trees T9 T12 T13 T14 & T15, and Sycamore trees T10 & T11.**

Date of site visit: 04/03/25

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

Proposal, Site and Surroundings

The application refers to a linear group of five Tree of Heaven trees and two Sycamore trees, and an understorey of slightly smaller trees on the boundary with Rectory Road. The trees are a prominent part of the street scene and make a contribution to the character and visual amenities of the West Tarring Conservation Area.

Consent is sought to crown lift and prune to allow clearance of up to 0.5 metres to boundary wall, Tree of Heaven trees T9 T12 T13 T14 & T15, and Sycamore trees T10 & T11

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

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

Representations: None received.

Relevant Planning History

1975: The property is included within Conservation Area No.1 (West Tarring) designated by the Council on 6th March 1975.

1981: Worthing Tree Preservation order Number 1 of 1981 confirmed on 14/05/81.

2015: Application for consent under Worthing Tree Preservation Order No.1 of 1981 to crown lift up to 5.5 metres one Lawsoniana tree T6, and to fell and replace one Silver Birch tree T5. Application withdrawn.

2015: Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial spread by 1 metre and crown lift up to 5.5 metres two: Ash Bay Lawsoniana and Yew and one elm, of groups G5 and G7, crown lift up to 5.5 metres and prune to clear property by up to 2 metres six Ash trees of group G4, to fell: one Oak one Cherry two Ash and three Sycamore trees of group G1 and to fell one Lawson Cypress T8 and one Silver Birch T3 in the West Tarring Conservation Area.

2017: Section 211 Notice under the Town and Country Planning Act 1990 to reduce and reshape crown by up to 3 metres and remove deadwood on one Ash tree T1 in the West Tarring Conservation Area.

2019: Worthing Tree Preservation order Number 1 of 2019 confirmed 13/08/19.

2019: Section 211 Notice under the Town and Country Planning Act 1990 for works to crown lift up to 5 metres over adjacent car parking area and grounds 6 Sycamore, 1 Leylandii and 1 Ash all of group G1.

2025: Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and radial spread by up to 2.5 metres Ash tree T1, reduce crown height and radial spread by up to 2.5 metres and crown lift up to 2.5 metres Ash tree T2, crown lift to allow clearance to roof of adjacent building of 2 metres, Ash tree T4, and to crown lift up to 3.5 metres and prune to allow clearance of up to 0.5 metres to boundary wall, trees of group G1 in the West Tarring Conservation Area.

2025: Application for consent under Worthing Tree Preservation Order No.3 of 2019 to reduce crown height and radial spread by up to 2.5 metres one Ash tree T1.

Planning Assessment

The trees are seven large tall matures: five Tree of Heaven (Ailanthus altissima) and two Sycamore, growing in the rear garden along the Eastern side, close to the boundary wall that is adjacent to the pavement of Rectory Road. The trees are prominent to the area and can be seen from many views.

The trees are mostly multi-stemmed from ground level with tall tightly forked straight stems that have their first limbs emerge from 3 to 4 metres. The main crowns are combined and are dense and widespread with some slightly over extended and lower hanging laterals.

The proposed works are to crown lift up to 3.5 metres and prune to allow clearance of up to 0.5 metres to the boundary wall. The works are to allow access and allow more light and air to pass beneath the crowns and to prevent damage to the existing wall.

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 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:13/03/2025

Authorised by: Jo Morin Date: 13.03.2025