Development Management – Delegated Officer Report **Date; 09/05/2024**

Application Number	**AWDM/0258/24**
Address	**Dove Cottage 2c Belsize Road Worthing West Sussex BN11 4RG**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial spread to South by up to 1.5 metres one Bay tree in the Heene Conservation Area.**

Date of site visit: 18/04/24

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

Proposal, Site and Surroundings

The application refers to a single Bay tree located along the Southern boundary of the rear garden of number 2c Dove Cottage Belsize Road. The tree is a part of the street scene and makes a contribution to the character and visual amenities of the Heene Conservation Area.

Consent is sought to reduce radial spread to the South.

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

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

1989: Worthing Tree Preservation order Number 11 of 1989 confirmed on 06/11/89.

2014: Application for consent under Worthing Tree Preservation Order No.11 of 1989 to fell and replace one Leyland Cypress tree of group G1.

2015: Application for consent under Worthing Tree Preservation Order No.11 of 1989 to crown lift up to 6 metres one Sycamore tree T21.

2020: Application for consent under Worthing Tree Preservation Order No.11 of 1989 to crown lift up to 5 metres, reduce to allow clearance to buildings of up to 2 metres and crown thin up to 25% Sycamore trees T5 and T6.

2023: Application for consent under Worthing Tree Preservation Order No.11 of 1989 to reduce crown height and radial spread by up to 2 metres one Sycamore tree T21.

2024: Application for consent under Worthing Tree Preservation Order No.11 of 1989 to reduce radial spread to the Southeast by up to 2 metres, and crown lift up to 4 metres Lime T3; to

prune to allow clearance to building of up to 2 metres and remove basal growth Lime tree T4; and reduce radial spread to South by up to 2 metres, two Sycamore trees T5 and T6.

Planning Assessment

The tree is a small to medium sized mature Bay growing near the Southeast corner of the rear garden, adjacent to the boundary wall with the properties in Greentrees Lansdowne Road. The tree is part of the area, with limited public views.

The tree has two main separate stems from ground level, many smaller stems and basal growths. The two larger stems begin to divide from 2 to 2.5 metres, with the upper crown spreading widely to the South and North. The main crown is dense and wide spread with some over extended lower hanging laterals to the Southside, within the grounds of Greentrees.

The proposed works are to reduce radial spread to the South by up to 1.5 metres. The works are to contain the spread of the tree, and allow access to its Southern side.

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 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: 09/05/2024

Authorised by: Jo Morin Date: 09.05.2024