**Development Management – Delegated Officer Report** **Date; 28/08/2025**

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| **Application Number** | **AWDM/0865/25** |
| **Address** | **Bramber House 144B Offington Drive Worthing West Sussex BN14 9PU** |
| **Proposal** | **Application for consent under Worthing Tree Preservation Order No.18 of 2006 to reduce crown height by up to 3 metres, reduce radial spread by up to 1.5 metres Sycamore T10, reduce crown height by up to 1.5 metres, reduce radial spread by up to 1 metre Beech T11 and to reduce crown height by up to 3 metres and reduce radial spread by up to 1 metre Beech tree T12.** |

**Date of site visit:** 27/08/25

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

**Proposal, Site and Surroundings**

The application refers to two medium sized mature Beech trees growing along the Eastern boundary of the entrance driveway, and a single Sycamore tree in the Southwest corner. The trees are visible from the access road and contribute to the area, the Beech providing a screen between the relatively new built houses of 144a and 144b Offington Drive, and other properties to the East.

Consent is sought to reduce crown height and radial spread Sycamore T10, Beech T11 and Beech tree T12.

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

**Consultations:** None.

**Representations:** None received.

**Relevant Planning History**

2001: Worthing Tree Preservation order Number 28 of 2001 confirmed on 05/07/2001.

2006: Worthing Tree Preservation order Number 18 of 2006 confirmed on 17/01/2007.

2010: Application for consent under Worthing Tree Preservation Order No. 18 of 2006 to crown lift one English Oak (T13) to 5 metres on southern and western aspects.

2011: Application for consent under Worthing Tree Preservation Orders No. 18 of 2006 to reduce length of all branches by 3 metres, shaping and balancing, and removal of dead and diseased wood, on one English Oak (T13) adjacent to eastern boundary of rear garden.

2013: Application for consent under Worthing Tree Preservation Order No. 18 of 2006 to reduce radial spread of crown by up to 1.5 metres on two Beech Trees (T11 & T12), and to reduce overall tree height by up to 5 metres on one Sycamore tree (T10).

2017: Application for consent under Worthing Tree Preservation Order No.18 of 2006 to reduce crown height and radial spread by up to 3 metres on two Sycamore trees T9 and T10.

2018: Application under Worthing Tree Preservation Order No 18 of 2006 to reduce and re-shape 2.5m ensuring 2m clearance from property of Oak T13 in rear garden.

2020: Application for consent under Worthing Tree Preservation Order No.18 of 2006 to reduce crown height and radial spread by up to 2 to 3 metres, crown lift up to 5 metres and sever ivy at base on two Beech trees T11 and T12.

2021: Application for consent under Worthing Tree Preservation Order No.18 of 2006 to remove deadwood and reduce radial spread by 1.5 to 2.5 metres as required one Robinia tree T7 and to reduce crown height and radial spread by up to 4 metres, Sycamore trees T9 and T10.

2023: Application for consent under Worthing Tree Preservation Order No.28 of 2001 to reduce crown height and radial spread by up to 2.5 to 3 metres one Oak tree T13.

2025: Application for consent under Worthing Tree Preservation Order No.28 of 2001 to reduce crown height by up to 3 metres and reduce radial spread by up to 2.5 metres, Sycamore tree T5.

**Planning Assessment**

The trees are a large mature Sycamore and Beech growing in the front garden adjacent to the South and Eastern boundaries. The trees are prominent to the area and can be seen from many views.

Sycamore tree T10

Sycamore T10 is a prominent tree with a single stem that divides at 2.5 metres into two tightly forked stems that are both mostly clear to 10 metres where each divide again. The tree has been heavily reduced several times with the re-growth being a tight array of long slender stems. The main crown is high dense and moderately wide spread.

The proposed works are to reduce crown height by up to 3 metres and reduce radial spread by up to 1.5 metres. The works are to contain the size and spread of the tree crown.

Beech tree T11

The Beech tree T11 is located in the Southeast corner of the front garden/driveway and has a single stem that persists to within 3 metres of the top. The Southern side of the tree is clear to 10 to 11 metres with some smaller limbs emerging on other aspects from 4 to 5 metres. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works are to reduce crown height by up to 1.5 metres and reduce radial spread by up to 1 metre Beech T11. The works are to contain the size and spread of the tree.

Beech tree T12

This Beech tree is located on the Eastern boundary 4 to 5 metres north of T11. The tree is growing within and as part of the boundary hedge along the Eastern side of the property. The tree has a single stem to 6 metres where it then divides into two main upright stems, and a equal height secondary stem that emerges from 4 metres on the Southside. The lower limbs have been “faced” and form part of the tall boundary hedge. The main crown is dense and wide spread.

The proposed works are to reduce crown height by up to 3 metres and reduce radial spread by up to 1 metre Beech. The works are to contain the size and spread of the tree and allow more light and air to pass the crown.

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.

**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: 28/08/2025

Authorised by: Jo Morin Date: 28.08.2025