Development Management – Delegated Officer Report **Date; 11/03/24**

Application Number	**AWDM/1707/23**
Address	**Reflections Nursery 54 Richmond Road Worthing West Sussex BN11 1PS**
Proposal	**Application for consent under Worthing Tree Preservation Order No.15 of 1995 to reduce radial spread to West by up to 2.5 metres, two Sycamore trees T7 and T8.**

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 two large Sycamore trees located on the Western boundary of the rear garden. The trees are a part of the street scene and make a contribution to the character and visual amenities of the Richmond Road Conservation Area.

Consent is sought to reduce radial spread to West Sycamore trees T7 and T8.

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: One representation received from a nearby neighbour suggesting the reduction is excessive.

Relevant Planning History

1976: Part 10 Listed Building 21st May 1976.

1995: Worthing Tree Preservation order Number 15 of 1995 confirmed on 09/06/1995.

1996: Application to crown thin three Horse Chestnut Trees (T6,T12 And T13) by a maximum of 20% restricted to the removal of those branches with weak attachments at pollard points.

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

2002: Application for consent under Worthing Tree Preservation Order No. 15/1995 to fell four Poplar trees within Group G7 – Refused.

2017: Section 211 Notice under the Town and Country Planning Act 1990 to fell a self-seeded Sycamore and pollard an Elder to a height of 3m both on the northern boundary and within the Richmond Road Conservation Area.

2017: Application for consent under Worthing Tree Preservation Order No. 15 of 1995 to crown lift to 8m 3 no. Lombardy Poplar in G1 and crown lift to 5m 1 no. Leyland Cypress (T11).

2021: Application for consent under Worthing Tree Preservation Order No.12 of 1978 to fell and replace one Horse Chestnut tree and one Yew tree of group G7.

2022: Application for consent under Worthing Tree Preservation Order No.15 of 1995 to reduce crown height by up to 6 metres, and remove deadwood one Lombardy Poplar tree of group G1.

Planning Assessment

The trees are two large tall mature Sycamores growing in the rear garden adjacent to the boundary with the rear garden of 10 Victoria Road. The trees are prominent to the area, and can be seen from many views.

The trees are:

Sycamore T7
This tree is the furthest North of the two and has a single stem to 4 metres, where it was originally reduced. This has resulted in a cluster of tall slender poles that mostly persist to the top, and some large laterals that angle outward. The main crown is dense and wide spread with some slightly over extended laterals mostly to the West.

Sycamore T8
The Sycamore tree T8 has a single stem to 2 metres, where it then divides into three main stems which have each been pollarded at 4 metres which has resulted in fewer tall slightly larger stems than T7. that each persists to the top. The main crown is dense and wide spread with some slightly over extended laterals.

The proposed works for both trees are to reduce radial spread to the West by up to 2.5 metres. The works are to contain the spread of the trees, and allow more light into the adjacent rear garden.

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 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?

Yes, the representation suggests that the works are excessive. From looking at the trees I do not consider the works to be unreasonable and not to be detrimental to the trees

Case Officer: JDS Date: 11/03/2024

Authorised by: LPrew Date: 11/03/2024