Development Management – Delegated Officer Report **Date; 14/09/23**

Application Number	**AWDM/1015/23**
Address	**130 Sea Lane Worthing West Sussex BN12 4PU**
Proposal	**Application for consent under Worthing Tree Preservation Order No.25 of 2005 to fell and replace two Sycamore trees T1 and T2 of group G1.**

Date of site visit: 14/08/23

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

Proposal, Site and Surroundings

The application refers to two medium to large sized mature Sycamore trees, located near the centre of the Eastern boundary wall of the rear garden. The trees are a part of an established group of trees, which make a contribution to the character and visual amenities of the Goring Conservation Area.

Consent is sought to fell and replace two Sycamore trees T1 and T2 of group G1.

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

Consultations: None.

Representations: One representation from a nearby neighbour requesting that if given consent a different species of tree is planted other than Silver Birch.

Relevant Planning History

1989: The property is included within The Goring Conservation Area (IX) designated by the Council on 25th April 1989.

2005: Worthing Tree Preservation order Number 25 of 2005 confirmed on 21/01/2006.

2015: Application for consent under Worthing Tree Preservation Order No.25 of 2005 to reduce radial spread by up to 1 metre, remove selected large limb on south side, and clear dead wood on one Monterey Cypress tree T5

2018: Application for consent under Worthing Tree Preservation Order No. 25 of 2005 to reduce radial crown spread by up to 3m to east and over garden of 11 Oliver's Chase one Sycamore tree in Group G1.

2021: Application for consent under Worthing Tree Preservation Order No. 25 of 2005 to reduce crown height by 1.5 metres, reduce radial spread by 1 metre and remove deadwood one Monterey Cypress T5.

Planning Assessment

The trees are two large mature Sycamores growing in the rear garden adjacent to boundary with properties in Ollivers Chase, that are part of a group of Sycamore and Beech trees that extend into the car park of the Mulberry Public House, to the North. The group of trees G1 is prominent to the street scene, and can be seen from many views. The trees are:

Sycamore T1 of group G1
This tree is to the south of the two closest to the main building. The tree has a single stem to 4.25 metres where it divides into two. The first limbs emerge from 2.5 metres and there are some remains of a previous incursion of Ivy on the lower stem. The main crown is dense and mostly compact with some wider spread laterals.

Sycamore T2 of group G1
The north tree of the two has a single stem that mostly persists to within 1 to 2 metres of the top. The stem is clear to 3 metres where the first limbs emerge. The main crown is dense, partially intertwined with T1 and moderately wide spread.

Both trees are part of a larger group of mostly Sycamores which extends into the car park of the Mulberry Public House to the North and had some trees to the South removed to facilitate the construction of 130 Sea Lane. The group G1 is visible from the road and these two trees, although less prominent on their own, are a cohesive part of the linear group, and form part of a green backdrop to the properties in Ollivers Chase.

The proposed works are to fell both trees and replace them with Silver Birch trees, due to concerns of leaf and sugar drop, mess from roosting birds and the proximity to the boundary wall and the main building. As these trees were retained as part of the original application to extend the two storey garage building, it is not considered that these problems can justify the removal of two mature trees. The dropping of leaves, sap and other debris are a part of tree ownership and can be alleviated by other means such as crown reduction or thinning. The trees have coexisted with the boundary wall for more than 20 years, with no significant problems and as the property was built with the trees in situ, suitable foundations would have been specified.

Recommendation

Therefore it is recommended that the proposal is refused.

Refuse:

1. **REFUSE for the reason(s):-**

   The two Sycamore trees T1 and T2 are of part group G1 which is a prominent and established feature, that contributes positively to local character and landscape of the Goring Conservation Area. Having regard to the maturity and stature of the trees and their cohesion within group G1, which is prominent to the street scene, there is no arboricultural or other acceptable reason provided which would justify the loss of these trees.

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 14/09/2023

Authorised by: PB Date: 14/9/23