Development Management – Delegated Officer Report **Date; 16/10/23**

Application Number	**AWDM/1258/23**
Address	**Brougham House 29 Brougham Road Worthing West Sussex**
Proposal	**Application for consent under Worthing Tree Preservation Order No.1 of 1989 to fell and replace one Sycamore tree T1.**

Date of site visit: 25/09/23

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

Proposal, Site and Surroundings

The application refers to a large mature Sycamore tree located near the Southwest corner of the front garden, adjacent to the entrance driveway from Brougham Road. The tree is a prominent part of the street scene and makes a contribution to the character and visual amenities of the area.

Consent is sought to fell and replace the tree.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1989: Worthing Tree Preservation order Number 1 of 1989 confirmed on 13/02/1990.

Planning Assessment

The tree is a large mature Sycamore growing in the front garden adjacent to the entrance driveway, and the pavement of Brougham Road. The tree is prominent to the area, and can be seen from many views.

The tree has a large diameter single stem to 4 metres, where it then divides into two main stems that each persist to 6 metres, to the now outgrown pollard points. The multiple large poles and laterals from each point form a slightly unbalanced inconsistent shape to the crown. The first limbs emerge from 2 metres. The main crown is dense and wide spread with some slightly over extended laterals. The base of the tree has a large cavity that has strong calluses on either side, that are divided deep below ground level where the cavity opens further, with signs of decay to some of the root buttresses.

The proposed works are to fell and replace the tree due to severe decay in the base. The tree could possibly be retained by re-pollarding, however this would greatly reduce the amenity of the tree and its main stem would remain compromised. Therefore it is recommended that consent is given to fell and replace the tree.

These works in my opinion will be large in relation to the overall number of trees and a significant amount of change will take place. However the effect on the area will be compensated with the provision of a replacement tree.

Recommendation

APPROVE

Grant Consent, subject to the following Conditions:

1. Approved plans

2. The proposed felling of the Sycamore tree T1, and its replacement shall be carried out in full within two years from the date of this consent and in accordance with details of the size, species and position of the replacement tree planting to be agreed in writing with the Local Planning Authority.

   Reason: *In the interest of visual amenity.*

5 If within five years following replanting, the replacement tree dies or becomes seriously diseased, another tree of the same size and species shall be planted in a similar position during the next planting season following the removal of the replacement tree, unless the Local Planning Authority gives written approval to any variation.

   Reason: *In the interest of visual amenity.*

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 16/10/2023

Authorised by: PB Date: 16/10/23