Development Management – Delegated Officer Report **Date; 05/04/2024**

Application Number	**AWDM/0144/24**
Address	**Elmcroft 1 Lansdowne Road Worthing West Sussex BN11 4LY**
Proposal	**Application for consent under Worthing Tree Preservation Order No.41 of 1980 to reduce crown height by up to 4 metres and reduce radial spread by up to 2.5 metres, one Yew tree T1.**

Date of site visit: 07/02/24

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

Proposal, Site and Surroundings

The application refers to large mature Yew tree growing on raised land between the boundary wall, and the fenced garden area of 1 Lansdowne Road near the northwest corner of the front garden. The tree is a prominent part of the street scene and makes a significant contribution to the character and visual amenities of the Heene Conservation Area.

Consent is sought to reduce crown height and radial spread.

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

Consultations: None.

Representations: None received.

Relevant Planning History

1980: Worthing Tree Preservation order Number 41 of 1980 confirmed on 24/03/1981.

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

2013: Application for consent under Worthing Tree Preservation Order No. 41 of 1980 to raise canopy to 2.5 metres all round and to 5 metres over the highway, cut back branches by up to 1 metre, remove dead wood, remove ivy and cut back from street light on one Yew tree (T1) adjacent to Lansdowne Road.

2017: Section 211 Notice under the Town and Country Planning Act 1990 to crown thin 25% one Sycamore tree, and to reduce to 0.75 metre two Bay trees in the Heene Conservation Area.

2017: Application for consent under Worthing Tree Preservation Order No. 41 of 1980 to reduce height by 2-3 metres, reduce radial spread by up to 2 metres and to thin canopy by 10% one Yew tree T1.

2017: Application under Worthing Tree Preservation Order No. 41 of 1980 to raise canopy to 3-4 metres of Yew tree at front of property (T1).

Planning Assessment

The tree is a large mature growing in the front garden near to the junction of Lansdowne Road, and Heene Road where it is prominent to the area, and can be seen from many views.

The tree has multiple stems from ground level, with central stems fused for 2 to 3 metres, before separating and becoming angled outwards. There are four main clusters of stems, two that spread to the northeast and southwest, and two are more central, that mostly persist to the top, becoming very slender from 4 to 5 metres. The main crown is dense and wide spread, with some lower hanging secondary limbs.

The proposed works are to reduce crown height by up to 4 metres and reduce radial spread by up to 2.5 metres. The works are to contain the size and spread of the tree, which have been slightly over estimated, and changed by conditions.

These amended 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;

   i Reduction in crown height of up to 2 metres.

   ii Reduction in radial spread of up to 2.5 metres.

   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: 05/04/2024

Authorised by: Gary Peck Date: 5 April 2024