Development Management – Delegated Officer Report **Date; 27/06/2024**

Application Number	**AWDM/0555/24**
Address	**16 Browning Road Worthing West Sussex BN11 4NS**
Proposal	**Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height and radial spread by up to 1 metre one Cherry Plum T3 and to fell and replace one Bay tree T1 and one Cotoneaster T2 in the Shakespeare Road Conservation Area.**

Date of site visit: 18/06/24

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

Proposal, Site and Surroundings

The application refers to a large Bay tree T1, a slightly smaller mature Cherry Plum T3 and Cotoneaster T2 (that had already been removed at the time of visit). The three trees are located along the Western boundary of the rear garden Road. The trees are a part of the local landscape and make a contribution to the character and visual amenities of the Shakespeare Conservation Area.

Consent is sought to fell and replace one Bay tree T1 and one Cotoneaster T2 and to reduce crown height and radial spread one Cherry Plum T3.

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

Consultations: Letter sent to The Worthing Society, who did not respond.

Representations: None received.

Relevant Planning History

1989: The property is included within the Shakespeare Road Conservation Area X designated by the Council on 25th April 1989.

Planning Assessment

The trees are two medium sized early matures, a Bay T1 and a Cherry Plum T3 growing in the rear garden adjacent to the low brick built boundary wall between 16 and 18 Browning Road. The trees part of the area, with limited public views. The trees are:

<u>Plum T3</u>
This tree is located at the Southwest of the rear garden, closest to the main building. The tree has 3 main stems from ground level, which each begin to divide from 3 to 4 metres. The first significant limbs emerge from 2.5 metres, with some epicormic growth from 1 metre. The main crown is dense to the South, with a sparse Northern side.

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

Bay T1
The Bay tree T1 is located in the Northwest corner of the rear garden on the boundary between 18 Browning Road to the West and 3 Hathaway Mews (off of Shakespeare Road) to the North. At the time of the site visit works had already been carried out to initiate a pollard at 5 metres. This has left the tree as a group of large upright stems with only very minimal foliage.

The proposed works are to fell and replace the tree T1, for which consent will remain for the next two years.

Cotoneaster T2
The Cotoneaster tree T2 had at the time of the site visit been removed. As this had been done after the expiry date of 07/06/24, the required six weeks Notice had been given and there has been no contravening of Section 211 of the Town and Country Planning Act 1990.

The works to the Cherry Plum T3, 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 Shakespeare Road Conservation Area.

The works already carried out to the Bay T1 and Cotoneaster T2 in my opinion have been large in relation to the overall number of trees and a significant amount of change has taken place. However the effect on the Conservation Area will be compensated with the provision of replacement trees.

Recommendation

Grant Consent, Not subject to Conditions:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 26/06/2024

Authorised by: Jo Morin Date: 27.06.2024