Development Management – Delegated Officer Report **Date; 06/07/23**

Application Number	**AWDM/0688/23**
Address	**5 Warwick Place Worthing West Sussex BN11 3EU**
Proposal	**Application for consent under Worthing Tree Preservation Order No.14 of 1992 to reduce crown height and radial spread by up to 2 metres three Sycamore trees of group G1.**

Date of site visit: 31/05/23

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

Proposal, Site and Surroundings

The application refers to three large mature Sycamore trees growing in land opposite 5 Warwick Place. The trees are a prominent part of the street scene and make a significant contribution to the character and visual amenities of the area.

Consent is sought to reduce crown height and radial spread three Sycamore trees of group G1

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

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

Representations: None received.

Relevant Planning History

1994: Worthing Tree Preservation order Number 14 of 1994 confirmed on 26/11/1994.

2000: The property is included within Conservation Area Steyne Gardens (XXII) (formerly Seafront and Hinterland), designated by the Council on 14th March 2000.

2001: Application for consent under Worthing Tree Preservation Order No. 14 of 1992 to crown lift and clean out the crowns of three Sycamores on land opposite Nos. 4 and 5 Warwick Place.

2003: Application for consent under Worthing Tree Preservation Order No. 14 of 1992 to crown lift to 5 metres, crown thin by 20% and clean out the crowns to two Sycamores opposite No. 4 Warwick Place on boundary of No 5 ; Crown lift to 5 metres, crown thin by 25% and clean out the crown to Sycamore opposite No. 5 Warwick Place adjacent to western boundary.

2007: Application for consent under Worthing Tree Preservation Order No. 14 of 1992 to reduce and reshape by 15% and thin by 10% where required to three Sycamore trees (within Group G1).

2011: Application for consent under Worthing Tree Preservation Order No. 14 of 1992 to reduce branches by an average of 1 metre on west side of one Sycamore tree (Part of Group G1) on land opposite 5 Warwick Place, overhanging 59C Brighton Road.

2017: Application under Worthing Tree Preservation Order No. 14 of 1994 to reduce height of 3no. Sycamores in group G1 by up to 2m, reduce radial spread by up to 3 metres and crown thin by up to 15%.

Planning Assessment

The application relates to 3 protected Sycamore trees (Acer pseudoplatanus) on the northern side of the garden land opposite, 5 Warwick Place. The Sycamore trees are a prominent feature forming part of the group of four protected trees on the gardens/parking areas to the north of Brighton Road and opposite 4 and 5 Warwick Place.

The trees are:

Sycamore T1 of G1
This tree is to the west of group G1 and has a large diameter leaning single stem to 3 metres. At 3 metres the main stem divides into three, each stem being mostly upright and parallel. The main crown is dense with several wider spreading laterals, some of which are over the building of No. 59c Brighton Road to the west.

Sycamore T2 of G1
This tree is located close to the northern boundary of the detached garden in the centre of the three trees. The tree has a large diameter single stem to 2.25 metres, where it then divides into 2 to 3 main stems. The main crown is partially intertwined with T1 and is dense and mostly compact with some wider spread slightly over extended laterals.

Sycamore T3 of G1
The Sycamore tree T1 of G1 is to the eastern side of the group, adjacent to the road. The tree has a large single stem to 3 metres, where it then divides into 3 main stems. Each stem is upright and supports several medium sized laterals. The main crown is dense and wide spread.

The proposed works to all three trees are to reduce crown height and radial spread by up to 2 metres. The works are to contain the size and spread of the trees, abate possible future nuisance and allow more light and air to pass the crowns.

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 Steyne Gardens 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?

No

Case Officer: JDS Date: 06/07/2023

Authorised by: PB Date: 6/7/23