



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Winstons Farm, Muttons Lane, Ashington
DESCRIPTION:	Permission in Principle for demolition of existing stables building and erection of a single dwelling on the footprint
REFERENCE:	DC-25-0003
RECOMMENDATION:	Advice
SUMMARY OF COMMENTS & RECOMMENDATION:	
<p>The site has a number of remaining mature oak trees around the perimeter, some of which are subject of a Tree Preservation Order. The access construction requirements for a new planning permission for residential use would require technical detail and sensitive implementation to minimise impacts on the roots of the mature trees on either side of the access point.</p>	
MAIN COMMENTS:	
<p>The oak tree subject of Tree Preservation Order (TPO) 0818 that was formerly located at a position along the roadside adjacent to the W gable end of the stables building was not standing when the implemented permission (DC/17/0250) was originally determined.</p> <p>Therefore, there are no tree constraints on the principle of positioning a dwelling on the same footprint as the existing building.</p>	
ANY RECOMMENDED CONDITIONS:	
N/A	
NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	21/01/25