



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Chewton, The Crescent, Steyning
DESCRIPTION:	Demolition of side extension. Erection of single storey front extension. Loft conversion together with hip to gable roof, installation of front and rear dormers and balcony above rear bay window. Alterations to fenestration and elevational treatment
REFERENCE:	DC-26-0534
RECOMMENDATION:	Advice
SUMMARY OF COMMENTS & RECOMMENDATION:	
No significant arboricultural concerns subject to control of the development process to restrict all associated activity from the key soft ground rooting area of the TPO beech tree at the front of the property.	
MAIN COMMENTS:	
The property has a tri-stemmed beech tree situated on a small knoll in the front garden/lawn. The tree is of a size and stature within the streetscene that confers high public amenity value. It was made subject of a Tree Preservation Order (Ref: TPO/0514) 40 years ago. The recommended root protection area of the tree is off-set within the front amenity area of the property due to the foreseeable constraints posed by the road and associated utility installations outside of the curtilage. The tree will not foreseeably be significantly directly impacted upon by the proposed extension/excavations for foundations. However, in accordance with industry recommendations, the entire soft ground area of the front amenity plot should be protected from the development process by robust fencing and ground protection as appropriate.	
ANY RECOMMENDED CONDITIONS:	
Yes – if minded to approve:	

bespoke - Pre-Commencement Condition: Prior to commencement of any works on site, demolition or other development activities, a protective fence consisting of braced Heras panel fencing shall be erected to a minimum of 12m metres from the centre of the nearest stem of the mature multistemmed TPO beech tree to the East of the dwelling so as to exclude storage of materials, concrete mixing, excavation, compaction, installation of service trenches, hardstanding or other building activities likely to be harmful to tree roots and the rooting environment in the soft ground area beyond.

Such fencing shall remain in place throughout the duration of the development to the satisfaction of the Local Planning Authority. The Local Planning Authority Tree Officer shall be informed of the proposed date of commencement, at least one working week in advance, to allow inspection of protection measures.

Reason: To ensure the successful and satisfactory protection of important trees on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015)

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	06/05/26