HORSHAM COUNCIL

Horsham District Council

DISTRICT CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	30 Warminghurst Close, Ashington
DESCRIPTION:	Single-storey rear extension, addition of rooflights to side pitched roof and erection of out-building.
REFERENCE:	DC/25/1906
RECOMMENDATION:	**Advice**

SUMMARY OF COMMENTS & RECOMMENDATION:

The removal of a single tree would be required to facilitate the proposed garden building. The tree is not considered to be of significant merit and is assessed as having moderate landscape value. Its loss could therefore be appropriately mitigated through the planting of a replacement tree elsewhere within the property. No concerns are raised in relation to the proposed rear or side extensions**.**

M**AIN COMMENTS:**

The principal tree related consideration with regard to the proposed outbuilding relates to the method by which it will be founded. Immediately outside the site boundary is a belt of hedgerow and young trees, which is highly visible from the adjacent Twitten and provides a degree of privacy to the applicant's property. Given the proximity of some of these trees to the proposed development area, it is likely that their root systems extend into the site, particularly within the soft landscaped area at the end of the swimming pool.

As such, the suitability of the proposal in arboricultural terms is largely dependent on the foundation design. A tree-sensitive construction approach, such as the use of screw pile foundations, would be considered appropriate, subject to approval by Building Control. Traditional trench fill or slab foundations would not be acceptable due to the level of ground disturbance and compaction involved, which would be likely to have a long-term detrimental impact on the adjacent trees.

Provided the building is secured using a suitable tree-friendly foundation method, no major tree concerns are raised with the scheme; If this cannot be agreed prior to determination, the matter could be appropriately controlled by condition.

ANY RECOMMENDED CONDITIONS: yes – bespoke for the foundations, if needed.

Pre-commencement Condition: Notwithstanding previously submitted information, no development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until the following information and preliminaries have been completed in the sequence set out below:

• Details submitted to and approved in writing by the Local Planning Authority of the proposed specialist above ground foundation to be used for the development and the final location of the proposed garden building.

NAME:	Andy Bush Arboricultural Officer
DEPARTMENT:	Strategic Planning (Specialist Team)
DATE:	23/01/26