HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	193 Tanbridge Park Horsham
DESCRIPTION:	Demolition of rear conservatory and erection of a single storey rear extension with associated alterations.
REFERENCE:	DC/25/0570
RECOMMENDATION:	Advice / More Info

SUMMARY OF COMMENTS & RECOMMENDATION: The main consideration as to the suitability of the development proposals at the property, in terms of trees, is with the off-site HDC owned mature Oak, protected by TPO/0867, the tree is T1 of the order.

MAIN COMMENTS:

The Oak tree in question is located roughly at a distance of 19m from the proposed rear extension. Its Root Protection Area (RPA) extends 15m in all directions from the base of the tree, with 6m of the RPA falling within the garden of the property. As such, to ensure the long-term retention and protection of this tree, the remaining soft ground part of the garden will require protection from the development process to exclude potentially damaging indirect impacts on the tree's rooting environment associated with the build process. With tree protection measures, the working space is comparatively tight. Therefore, if minded to approve, I recommend the a bespoke condition to control site usage, please see the recommended conditions.

In addition, given the underlying soil profile, Wealden Clay, the foundations for the extension if using trench footings will need to be dug to a depth, that will future-proof it from the potential risk of tree-related subsidence. Whereby the footings would need to be dug to a depth of no less than 2.5m to 3m. Alliteratively consideration should be given to founding the building to the ground using a screw pile foundation system. By installing screw piles deep into stable soil layers, it would provide a solid foundation that would support the weight of the structure while ensuring that it is appropriately protected from the potential risk of future ground movement; please seek confirmation on how the extension will be founded to the ground.

ANY RECOMMENDED CONDITIONS:

Prior to commencement of any works on site, demolition or other development activities, a protective fence consisting of either chestnut paling (1.8m height) fastened to a post and rail fence or braced Heras panel fencing, shall be erected to a minimum of 6m metres from the boundary fence at the rear of the property, across the entire garden, so as to exclude storage of materials, concrete mixing, excavation or other building activities likely to be harmful to tree roots and the rooting environment. Such fencing shall remain in place throughout the duration of the development to the satisfaction of the Local Planning Authority. In addition, 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 Bush Arboricultural Officer
DEPARTMENT:	Strategic Planning (Specialist Team)
DATE:	30/05/25