HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Little Millfields Horsham Road Rowhook
DESCRIPTION:	Prior Notification for Change of Use from 2no Agricultural Buildings to 1no dwellinghouses (C3 Use Class).
REFERENCE:	DC/24/1834
RECOMMENDATION:	Advice

SUMMARY OF COMMENTS & RECOMMENDATION:

Serval trees within the main garden area of the property, within close proximity to the more easterly agricultural building, have been felled recently. Due to the proximity of the tree to the building, they would have represented a constraint on the development proposal. However, these trees were free from any planning constraints, and the landowner did not need planning permission to fell them.

Around 4m to the southwest of the more westerly agricultural Building, is a mature oak, that forms part of a line of Oaks located on the private track that runs east to west to the south of the property. The trees in this area make a positive contribution to the rural nature of the area and have a fair level of localised landscape value.

The tree-to-build relationship between the Oak and the more westerly agricultural building, at around 4m is very poor suggesting it would be very challenging to convert the building without the works impacting the tree in some form; though the renovation works or post-development due to concerns with the tree's location and impact on the building caused by heavy shade and falling detritus. In addition, a high percentage of the building's footprint is already located within the tree's Root Protection Area (RPA).

Although mature, the tree in question does not represent a good example of the species in terms of its form; it has either suffered from storm damage in the past or had some poorly executed surgery undertaken upon it in the past.

MAIN COMMENTS: N/A	
ANY RECOMMENDED CONDITIONS:N/A	
NAME:	Andy Bush Arboricultural Officer
DEPARTMENT:	Strategic Planning (Specialist team)
DATE:	03/01/2025