HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	12 Saville Gardens, Billingshurst
DESCRIPTION:	Erection of a two storey side extension
REFERENCE:	DC-24- 1025
RECOMMENDATION:	Withdrawal/Refusal

SUMMARY OF COMMENTS & RECOMMENDATION:

The relatively close proximity of a mature oak tree to the South means further planned development off this elevation would be at an inappropriate juxtaposition to the tree. I recommend that the application is withdrawn otherwise I recommend refusal on grounds of detriment to a mature oak tree of significant visual amenity value and landscape merit.

MAIN COMMENTS:

The application states there are no trees near the proposed development. In fact, there are two mature oaks (one in terminal decline) immediately adjacent to the southern boundary and current built form.

The live oak is situated on the old field boundary on the land bordering the property to the south. The tree appears of fair form and condition for species and age and makes a positive contribution to public amenity and the character of the area due to its species, position, size and age.

The footprint of the proposed side extension would significantly impact upon the key rooting area of the tree, being entirely within its recommended minimum root protection area (RPA).

The tree/build relationship would be unsustainable and would not accord with the recommendations of the relevant industry standard (BS5837:2012 – Trees in relation to design, demolition and construction – Recommendations) in respect of new habitable build proximity to trees that are recognised constraints on new development.

On the 27th of August 2024, the live oak was formally protected by way of a Tree Preservation Order (TPO) ref T1 of TPO/1571 due to its high landscape and public amenity value and concerns with the potential threat from inappropriate surgery or removal with regard to the development proposal at the site.

ANY RECOMMENDED CONDITIONS: N/A	
NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	28/08/24