



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	8 Bishopsfield, Hayes Wood Road, Five Oaks
DESCRIPTION:	Erection of single storey rear extension, first floor side extension, infill single storey front extension. New extended pitched roof to existing single storey front element, timber cladding to existing side and rear first floor and internal alterations
REFERENCE:	DC-26-1101
RECOMMENDATION:	Advice
SUMMARY OF COMMENTS & RECOMMENDATION:	
No significant arboricultural concerns	
MAIN COMMENTS:	
The submitted plan indicates the approximate position of the two nearest remaining oak trees along the Western boundary of the property. The oak tree to the front of the property, within the area of the adjacent PROW, is of indifferent form and relatively poor condition. The extent of crown growth towards the proposed 1st floor side extension does not give rise to concerns in terms of future tree/build proximity. Some tip reduction of lateral branching may be anticipated in the longer term to maintain reasonable tree-build separation in any event. The principal remaining arboricultural feature of the local visual area is the dominant mature oak tree situated to the rear of the property in the field beyond. Historic building out of the site circa 25 years ago included use of the rear amenity area for drainage and soakaway excavations associated with the original building of the property. Whilst the roots of the oak will likely have colonised the rear amenity area, I do not consider that the extent of foreseeable build process will have a significant negative impact on the key rooting area of the tree bearing in mind the previously disturbed nature of the ground.	

ANY RECOMMENDED CONDITIONS:	
N/A	
NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	05/08/26