HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	27 Cranham Avenue, Billingshurst
DESCRIPTION:	Erection of a single storey rear extension
REFERENCE:	DC-25-0744
RECOMMENDATION:	Advice / More Information / Modification

SUMMARY OF COMMENTS & RECOMMENDATION:

Due to the intrusion required into the minimum recommended root protection area of the Council's oak tree subject of a Tree Preservation Order (Ref: TPO/1407) further information is required to fairly assess extent of intrusion required and method of tree protection that would be observed to conserve the wider rooting area of the tree during the construction process.

MAIN COMMENTS:

The property includes an extended garden area leased to the homeowner by the District Council. Within the extended area, to the rear of the equipped childrens playground is a mature oak tree of high public amenity value that is subject of a Tree Preservation Order (Ref: TPO/1407).

The tree is on a slight bank to the NE of the proposed ground floor extension. It has a recommended minimum radial root protection of just under 12m. The proposed extension will project 5m from the existing rear elevation of the house, marginally within this recommended area of constraint.

The very minor intrusion is not in itself of particular concern in terms of tree health bearing in mind other existing areas of soft ground available to the tree, however it is indicative of the fact that no further development should occur any closer to the tree that may both affect the trees established roots and rooting area and or place future pressure on the tree for substantive pruning works.

The existing foundation line of the house is significantly below the ground level of the garden. Therefore, excavation beyond the rear elevation of the extension will be required for both construction purpose and latter access and circulation.

In order to control the extent of excavation within the trees root protection area and to safeguard it from unnecessary impact upon its key rooting environment it is vital that

details of exactly what is proposed in terms of extent of excavations and proposed hard/soft landscaping is received in advance of determination of the application to enable fair assessment of the extent of impact on the trees recommended RPA. Please request plans indicating the proposed extent of all excavations for the development including proposed hard and soft landscaping (steps path etc.), drainage/utilities requirements and details of ground protection measures and barrier fencing to be utilised during the development process. These requirements were made clear to the applicants and their builder whilst at my site visit.
ANY RECOMMENDED CONDITIONS: N/A

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	24/06/25