HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Tall Pines, Maudlyn Park, Bramber
DESCRIPTION:	Erection of a first floor front extension, side conservatory conversion and erection of a single storey rear extension
REFERENCE:	DC-25-0978
RECOMMENDATION:	Advice / No Objection

SUMMARY OF COMMENTS & RECOMMENDATION:

No significant arboricultural concerns

MAIN COMMENTS:

The property is subject of a 1975 Area Tree Preservation Order (ref: TPO/0220) that sought to conserve the trees of merit present in the Close. There are mature trees remaining in the rear garden, including a dominant pine tree, a smaller pine and a Copper beech that has been subject of pruning to contain its size.

The trees are at a reasonable distance from the foreseeable area of works required to undertake the extension. In this instance, with main access from the front/side of the house, I do not consider that precautionary tree protection measures are reasonably necessary.

There may be a desire to re-landscape beyond the extent of existing hard landscaping/patio to account for the area of hardstanding lost to the new build footprint. New levels changes, excavations or impermeable hardstanding extensions should not be designed within 12m of the largest pine tree. If this is a foreseeable concern of permitting the development, I recommend that plans are requested showing extent of landscaping proposed and that this is then controlled by compliance condition as deemed appropriate.

ANY RECOMMENDED CONDITIONS:

N/A

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER

DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	23/07/25