HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Viscount House, Units C To E Star Road Partridge Green
DESCRIPTION:	Erection of single storey front, side, and rear extensions. Installation of replacement roof including the provision of PV solar panels, and construction of 8no. new parking spaces.
REFERENCE:	DC/23/1360
RECOMMENDATION:	Objection / Refusal / Withdrawal

SUMMARY OF COMMENTS & RECOMMENDATION:

The proposal will have a detrimental impact on the adjacent oak tree to the East of the site both in terms of direct impact on the trees key rooting environment and roots within it and by creating a poor juxtaposition to built form liable to increase pressures to lop/fell the tree in the future due to associated issues of nuisance.

I recommend that the application be withdrawn and re-consideration given to the constraints on site development posed both by the adjacent TPO oaks and the landscape planting of maple trees along the roadside frontage.

Otherwise I recommend refusal:

Loss of Tree Due to Development

The proposed development would result in the carrying out of building and engineering operations likely to threaten the health and stability of a tree subject of a Tree Preservation Order which would be detrimental to the visual amenity and character of the area. The proposal is therefore contrary to Policies 31 and 33 of the Horsham District Planning Framework (2015)

Juxtaposition of Tree to Development

The proposed development would result in an unacceptable juxtaposition between it and an adjacent important tree subject of a Tree Preservation Order which, over time, is likely to result in increased pressure to lop or fell the tree. The proposal is therefore contrary to Policies 31 and 33 of the Horsham District Planning Framework (2015)

MAIN COMMENTS:

Although the application is accompanied by a tree survey, the proposed development has not been assessed in accordance with the relevant design tool (BS5937:2012: trees in relation to design, demolition and construction – Recommendations).

The proposed development has negative implications both for an adjacent oak tree subject of a tree preservation order (Ref: TPO/1375) and a roadside line of purple maples planted as part of the original landscape scheme for the site.

The trees make a positive and invaluable contribution to the comparatively overwhelming hard landscape/built form that predominates within the industrial estate.

Any form of new or re-development needs to ensure that these key soft landscape elements are conserved and as necessary enhanced.

ANY RECOMMENDED CONDITIONS:

N/A

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	24/10/23