HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	16 Gresham Place, Henfield
DESCRIPTION:	Erection of a single storey ancillary annexe to the rear
REFERENCE:	DC-24-1727
RECOMMENDATION:	Objection / Withdrawal / Refusal

SUMMARY OF COMMENTS & RECOMMENDATION:

The proposed tree – habitable build relationship is poor and does not comply with the relevant design standard recommendations or the aims of the LDF in terms of conserving trees and landscapes of amenity value.

I recommend withdrawal and potential re-design following a measured BS5837 compliant tree survey or refusal on grounds of detriment to the character and amenities of the area.

MAIN COMMENTS:

The neighbouring property to the North has a mature oak tree that is situated within approx. 1m of the site boundary. The tree has a large spreading crown that gives it visual significance within the local landscape and good public amenity value.

The proposed new building would be within close proximity to the tree stem and partially beneath the overhanging branch structure of the tree. As a result of this proximity, the construction of the building would involve excavations and associated building operations damaging to the roots of the tree and foreseeably likely to impact upon its future health and safe useful life expectancy.

This approach would be contrary to the recommendations of the relevant design standard – BS5837:2012 – Trees in relation to design, demolition and construction – Recommendations and thus the relevant LDF policy 33.

In addition the relationship of new habitable form to the tree would foreseeably result in significant future pressure to lop/fell the tree due to issues such as nuisance associated with twig, leaf and seed drop and overbearing juxtaposition.

ANY RECOMMENDED CONDITIONS: N/A	
NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	27/11/24