HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	40 The Rise, Partridge Green
DESCRIPTION:	Conversion of garage and rear infill extension, new first floor extension (over existing garage)
REFERENCE:	DC-25-0863
RECOMMENDATION:	Advice / No Objection

SUMMARY OF COMMENTS & RECOMMENDATION:

The proposed proximity of the increased habitable space may place the dominant rear garden oak tree under greater future pressure for lopping. The tree has been pruned twice within the past 10 years and its re-reduction is likely in any event. No overriding arboricultural concerns subject to appropriate tree protection measures being implemented and complied with.

MAIN COMMENTS:

The rear garden of the property contains two mature oak trees situated against the Western boundary. Both trees are subject of a Tree Preservation Order (Ref: TPO/0803).

The larger of the two trees has a minimum radial root protection area that partially infringes the area of the proposed extension/footings. In this instance, the ground area is formerly disturbed hardstanding and the tree has reasonable rooting opportunity in other directions for foreseeable root damage to not be of significant concern in terms of longer term health. Nonetheless it is indicative of the close tree/build relationship which has historically lead to the tree being pruned back over the garden area and reduced in terms of overall size.

The soft ground rooting areas of both trees are vitally important to their future health. Therefore, if minded to approve I recommend a condition to ensure that appropriate measures are taken to conserve the area around the rear of the property from the associated development process.

ANY RECOMMENDED CONDITIONS:

Yes –

Yes –

Prior to commencement of any works on site, demolition or other development activities, a protective fence consisting of either chestnut paling (1.8m height) fastened to a post and rail fence or braced Heras panel fencing, shall be erected to a minimum of 7m metres from the stem of the larger protected oak tree at the rear of the property. The remaining soft ground area between this barrier and the foundation footing shall be protected from compaction by use of load spreading boarding over a compressible material such as wood chip or sand so as to protect the underlying soft ground from access related compaction, storage of materials, concrete mixing, excavation or other building activities likely to be harmful to tree roots and the rooting environment.

Such barrier and ground protection measures shall remain in place throughout the duration of the development to the satisfaction of the Local Planning Authority. The Local Planning Authority Tree Officer shall be informed of the proposed date of commencement, at least one working week in advance, to allow inspection of protection measures.

Reason: To ensure the successful and satisfactory protection of important trees on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

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