



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Holmbush Bungalow Hayes Lane Slinfold
DESCRIPTION:	Erection of a two storey rear extension. Conversion of loft into habitable living space. Installation of 2no. rooflights. Alterations to ground floor fenestration.
REFERENCE:	DC/25/2130
RECOMMENDATION:	Advice / More information.
SUMMARY OF COMMENTS & RECOMMENDATION: The principal arboricultural consideration in this instance relates to the method by which the proposed extension would be founded to the ground. There is a belt of roadside trees located to the west of the proposed extension. The separation distance between the edge of the extension and the nearest tree in the roadside belt is approximately 8.8 metres. Based on standard Root Protection Area (RPA) calculations, calculated by timesing the stem diameter (89cm) at 1.5m above ground level it is estimated that the tree has an RPA of 10.6m in all directions form the base of the tree, and approximately 2 metres of the proposed extension footprint would encroach within the RPA.	
MAIN COMMENTS There is existing drainage infrastructure within the area between the tree and the proposed development, however, this does not appear to represent a recent installation, nor is it considered to be at a depth or of a nature that would have prevented meaningful root regrowth over time. It should not therefore be assumed that the presence of this infrastructure has rendered the area devoid of roots or of reduced arboricultural constraint. Given the above, the acceptability of the proposal in arboricultural terms is dependent upon confirmation of how the building would be founded to the ground. In particular, clarification is required as to whether a foundation solution designed to avoid or minimise root disturbance (such as Screw piled foundations or an above ground slab, or an alternative low-impact system) is proposed. Please seek confirmation and details of the proposed foundation design to enable further arboricultural consideration.	
ANY RECOMMENDED CONDITIONS: N/A	
NAME:	Andy Bush Arboricultural officer (Planning)
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	11/02/26

