



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Haglands Farm, Haglands Copse, West Chiltington
DESCRIPTION:	Erection of detached garage on existing hardstanding
REFERENCE:	DC-26-1103
RECOMMENDATION:	Advice / Objection / Modification / Withdrawal / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION:	
The proposed siting of the garage conflicts with the minimum recommended root protection area (RPA) of the adjacent Douglas Fir tree within the property curtilage, that is subject of a Tree Preservation Order (TPO). The design fails to accord with the minimum recommendations of the relevant design standard (BS5837:2012 – Trees in relation to design, demolition and construction – Recommendations) in this respect. Bearing in mind the planning history at the site, size of the remaining curtilage and options available, I recommend that the garage be re-positioned to fully respect the rooting constraint posed by all trees of significant landscape merit present at/adjacent to the property. Otherwise I recommend withdrawal/refusal of the application.	
MAIN COMMENTS:	
The property has a number of mature trees and others in close proximity to the boundaries, that make a positive contribution to public amenity and the character of the area. Following early 21st century applications for development, those trees at potential threat from the proposals were made subject of a Tree Preservation Order in 2001 (Ref: TPO/1125). Latterly, the subject property was sub-divided following approval of a new dwelling to the South in 2017 (Ref: DC/16/0639). The garage of the parent dwelling was demolished to enable a new driveway to be constructed with easement to serve the new dwelling "Oakbrook".	

Initial plans desired a replacement garage in the approximate position of the current application. Following dialogue with the LPA over the constraints posed by the trees of merit at the site, the garage was removed from the finalised, approved layout.

The current application is not accompanied by a tree survey or arboricultural impact assessment. From a site visit, it is evident that the proposed garage siting is not dissimilar to that originally desired in respect of the 2016 application for property development.

The nearest tree of landscape merit is the Douglas fir (T2 of TPO/1125). The tree has a minimum recommended circular RPA of approximately 11m. The proposed garage positioning is well within that minimum area of recognised constraint.

The application states that the garage would be positioned above the existing Tarmac hardstanding at the property. On inspection, only part of the garage footprint is on previously disturbed ground, with some within a soft ground shrubbery area. Rooting both within the soft ground area and beneath the hardstanding surface is to be expected. The existing site topography slopes from E to W and some making up of ground levels would also be required.

I have advised the property owner/applicant that I would not be able to support the current application as it clearly conflicts with the minimum recommended design constraint for new development near trees of recognised landscape merit. It is recommended that the garage siting be moved entirely outside of the minimum recommended root protection areas of all mature trees present.

ANY RECOMMENDED CONDITIONS:

N/A

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	29/07/26