HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	22 Broomfield Drive, Billingshurst
DESCRIPTION:	Erection of a front and rear two-storey extension with garage conversion and internal reconfiguration
REFERENCE:	DC-24-0147
RECOMMENDATION:	Advice / More Information / Holding objection

SUMMARY OF COMMENTS & RECOMMENDATION:

Please request a detail plan showing all associated landscape alterations (new retaining features, steps, hardstanding etc.) to ensure that both their construction and the loss of associated spoil (which will all need to be taken off site) can be accommodated without potentially impacting on the future health of the oak trees in the rear gardens. All excavation or changes in level within 12-15m of the trees should be restricted.

MAIN COMMENTS:

The property is subject of a Tree Preservation Order (Ref: TPO/0013) that affords protection to a group of oak trees near to the rear boundaries of the gardens of six properties, where they abut the adjoining field to the East.

The rear garden of the subject property is terraced and slopes up towards the trees from the current build footprint and hardstanding layout, that includes steps up from the paving around the building.

Whilst the proposed build footprint incurs no direct impacts on the soft ground rooting areas of the oak trees, the loss of hardstanding and circulation space around the building will have a knock on effect in requiring a re-configuration of new hardstanding and steps. This is a material consideration of the proposed development and requires detail at this point of the planning process to ensure potential direct/indirect impacts on the key rooting areas of the trees are controlled.

ANY RECOMMENDED CONDITIONS:

N/A

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER

DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	07/02/24