



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Farthings, Spinney Lane, West Chiltington
DESCRIPTION:	Demolition of existing garage and erection of a single storey side extension, installation of a rear dormer, roof extensions at the rear to replace existing shallow pitched roof and erection of a detached garage
REFERENCE:	DC-26-0804
RECOMMENDATION:	Objection / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION:	
The application is not accompanied by a measured tree survey or arboricultural impact assessment. The engineering required to create a new access and hardstanding for the proposed garage is within the key area of rooting for the two mature conifers on the roadside frontage. Due to existing land levels and visible shallow rooting of the larger Scots pine in particular, it is not viable to undertake above ground engineering that would tie into the road and potentially reduce impacts on the roots and key rooting area of the trees. I recommend modification of the application to remove the new access/garage element, withdrawal and re-consideration of options for a revised access/garage positioning or refusal on grounds of detrimental impact on key landscape features of the CA.	
MAIN COMMENTS:	
The property is within the West Chiltington Lanes Conservation Area (CA). The sylvan character of the CA is recognised as adding to its attraction, with roadside trees framing the edges of the Lanes. The predominance of soft natural boundaries reinforces the verdant streetscapes and due to the comparatively spacious plot sizes enables views of larger trees at a distance. The site is bounded to the East by a 1967 Area Tree Preservation Order that sought to conserve the tree'd character of the adjacent properties from potential development	

harm. It retains a mature tree'd backdrop to the property and those adjacent when viewed from Spinney Lane.

The engineering requirements to create a new access, hardstanding and garage positioning will have a detrimental impact on the key roots and rooting area of the two mature conifer trees situated on the site frontage immediately adjacent to the Lane.

This development would be contrary to the recommendations of the relevant design standard (BS5837:2012 Trees in relation to design, demolition and construction – Recommendations) and have a foreseeable impact on future tree health contrary to the Local Plan policies for considerations of landscape impact in the CA.

Both trees appear of good form and condition for the species and make a positive contribution to the character of the CA.

ANY RECOMMENDED CONDITIONS:

N/A

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	08/07/26