HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Church Cottage Church Street Rudgwick
DESCRIPTION:	Extension to existing garage and conversion into habitable living space to form an annexe to provide short-stay holiday accommodation
REFERENCE:	DC/26/1388
RECOMMENDATION:	Advice / More info

SUMMARY OF COMMENTS & RECOMMENDATION:

The principal arboricultural consideration of this application relates to the siting of the proposed rear extension on the western side of the existing building and the construction methodology required to facilitate the development. In particular, the proposal has the potential to affect T1.

T1 is a mature Western Red Cedar located to the south-west of the garage. Whilst not protected by a Tree Preservation Order, the tree is afforded protection by virtue of its location within the Conservation Area. The tree is visible from Church Street and, notwithstanding its position within a private garden, makes a positive contribution to the character and appearance of the Conservation Area.

The Design and Access Statement does not appear to align with the information provided within the Tree and Hedge section of the application form. Paragraph 2.4 of the Design and Access Statement advises that no pruning works to T1 are required to facilitate the development, whereas the application form indicates that works to the tree are proposed. Clarification should therefore be provided confirming whether any pruning is required and, if so, the nature and extent of the proposed works.

Paragraph 2.4 of the Design and Access Statement advises that T1 is shown in an approximate location on the submitted block plan and acknowledges that the precise stem position, species, canopy spread and Root Protection Area (RPA) have not been established. The statement further advises that the drawing should not be relied upon as an arboricultural survey. It also notes that the final foundation design, excavation, storage and access arrangements should be located outside the RPA unless an alternative method of working is identified by a suitably qualified arboriculturist and agreed by the Local Planning Authority.

Whilst the statement indicates that a ground-screw or similarly low-impact foundation solution incorporating a suspended floor is being considered in order to minimise excavation within the rooting environment of T1, no supporting arboricultural assessment

or foundation details have been provided. Consequently, it has not been demonstrated that the proposed extension can be constructed without resulting in harm to the tree. Given the proximity of the proposed extension to T1, and the acknowledged uncertainty regarding the tree's position and rooting environment, sufficient arboricultural information has not been submitted to enable a full assessment of the proposal. An Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan are required. These documents should include details of the tree's precise location, species, dimensions and RPA, together with the proposed foundation design and an assessment of any RPA incursion, expressed as a percentage.
MAIN COMMENTS: N/A
ANY RECOMMENDED CONDITIONS: **None at this stage.**

NAME:	Andy Bush Arboricultural officer (Planning)
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	13/10/26