



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	18 Oliver Road Horsham
DESCRIPTION:	Erection of a single storey ancillary residential annexe
REFERENCE:	DC/26/1155
RECOMMENDATION:	Advice
SUMMARY OF COMMENTS & RECOMMENDATION:	
Please note that these comments are based on a desk-based assessment only. No site inspection has been undertaken, and the recommendations and conclusions set out below are derived from the submitted plans and supporting information. No trees at the site are subject to statutory protection, either through a Tree Preservation Order (TPO) or by virtue of the site being located within a Conservation Area. Two trees are located within influencing distance of the proposed structure, namely a Leylandii and a Eucalyptus situated within the boundary hedgerow. The Eucalyptus has previously been managed through crown reduction works to address its size and proximity to the site and appears to have responded well to this management. Furthermore, outside of the application property and neighbouring residential curtilages, the trees are not highly visible within the public realm. As such, their amenity value and landscape contribution are considered to be relatively localised in nature and limited to the immediate surroundings.	
MAIN COMMENTS:	
It is apparent from the submitted information that part of the proposed structure would encroach within the Eucalyptus' Root Protection Area (RPA). As such, the principal arboricultural consideration relates to the method by which the structure will be founded to the ground. In this respect, the applicant has advised that the building would be installed using screw pile foundations rather than conventional excavated trench foundations. This is generally recognised as an appropriate construction method within the RPA of retained trees, as it minimises disturbance to roots and soil structure.	

Subject to the use of a screw pile foundation as has been proposed, the works are unlikely to result in any significant or lasting harm to either the Leylandii or the Eucalyptus.

ANY RECOMMENDED CONDITIONS:

Pre-Commencement Condition

No development shall commence, including demolition, ground clearance, or the bringing onto the site of any plant, machinery or materials, until details of the proposed screw pile foundation system and the final location of the single-storey ancillary residential annexe have been submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard the long-term health and retention of nearby trees and their contribution to local amenity, in accordance with Policy 33 of the Horsham District Planning Framework (2015)

NAME:	Andy Bush Arboricultural officer (Planning)
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	11/09/26