**HORSHAM COUNCIL**

Horsham District Council

**DISTRICT CONSULTATION**

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| **TO:** | Horsham District Council – Planning Dept |
| **LOCATION:** | 30 Warminghurst Close, Ashington |
| **DESCRIPTION:** | Single-storey rear extension, addition of rooflights to side pitched roof and erection of out-building. |
| **REFERENCE:** | DC/25/1906 |
| **RECOMMENDATION:** | **Advice** |
| **2nd response in Red** | |

**SUMMARY OF COMMENTS & RECOMMENDATION:**

The removal of a single tree would be required to facilitate the proposed garden building. The tree is not considered to be of significant merit and is assessed as having moderate landscape value. Its loss could therefore be appropriately mitigated through the planting of a replacement tree elsewhere within the property. No concerns are raised in relation to the proposed rear or side extensions**.**

M**AIN COMMENTS:**

The principal tree related consideration with regard to the proposed outbuilding relates to the method by which it will be founded. Immediately outside the site boundary is a belt of hedgerow and young trees, which is highly visible from the adjacent Twitten and provides a degree of privacy to the applicant's property. ~~Given the proximity of some of these trees to the proposed development area, it is likely that their root systems extend into the site, particularly within the soft landscaped area at the end of the swimming pool.~~

Despite my initial thoughts regarding the potential impact that the footings of the proposed structure may have on the key rooting area of the off-site trees/lapsed hedge, as highlighted above, a recent site visit has enabled me to ascertain that only one tree is within the influencing distance of the building; this is a poorly formed Hawthorn. As such, the overall impact of the proposal on trees would be less than substantial, subject to a recommended distance of approximately 1.5 m being maintained between the new building and the property boundary; this would also negate the need for the building footings to be constructed using a tree-friendly foundation method.

~~As such, the suitability of the proposal in arboricultural terms is largely dependent on the foundation design. A tree-sensitive construction approach, such as the use of screw pile foundations, would be considered appropriate, subject to approval by Building Control. Traditional trench fill or slab foundations would not be acceptable due to the level of ground disturbance and compaction involved, which would be likely to have a long-term detrimental impact on the adjacent trees.~~

~~Provided the building is secured using a suitable tree-friendly foundation method, no major tree concerns are raised with the scheme; If this cannot be agreed prior to determination, the matter could be appropriately controlled by condition.~~

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| ANY RECOMMENDED CONDITIONS: ~~yes – bespoke for the foundations, if needed.~~<br>~~Pre-commencement Condition: Notwithstanding previously submitted information, no development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until the following information and preliminaries have been completed in the sequence set out below:~~<br>~~• Details submitted to and approved in writing by the Local Planning Authority of the proposed specialist above ground foundation to be used for the development and the final location of the proposed garden building.~~ | |
| **NAME:** | Andy Bush Arboricultural Officer |
| **DEPARTMENT:** | Strategic Planning (Specialist Team) |
| **DATE:** | 23/01/26 2nd Response 27/01/26 |