HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Oddstones Spinney Lane West Chiltington
DESCRIPTION:	Demolition of existing shed and erection of outbuilding measuring 6.2 meters and 3.0 meters.
REFERENCE:	DC/24/0878
RECOMMENDATION:	Modification / Advice

SUMMARY OF COMMENTS & RECOMMENDATION:

The key consideration as to the suitability of this proposal with regards to trees is the manner in which the new outbuilding will be founded to the floor, and the impact this will have on the adjacent Yew tree.

MAIN COMMENTS:

In the northeast corner of the site, south of the main parking area for the property is a semi-mature Yew tree, it has been well maintained and has a pleasant compact form. Due to its location at the front of the property, the tree is readily visible when viewed from the east on Spinney Lane, and this tree makes a positive contribution to the character and amenities of the Conservation Area.

The Yew trees Root Protection Area (RPA) is constrained to the north by a driveway, and to the east by Spinney Lane. This suggests that the bulk of the tree's roots are located in the garden of Oddstones, partly within the area where the outbuilding is proposed to be located.

To ensure the successful retention of the Yew post-development, the new building would need to be founded to the floor using a screw pile foundation system, or alternatively upon a raised wooden deck. Due to the topography of the garden, if a standard slab foundation were used it would likely result in a high degree of root severance that would be detrimental to the health of the yew.

If minded to approve, confirmation should be sort on how the foundations for the outbuilding will be built, or alternatively this could also be handled by way of a bespoke condition requiring the submission of these details at a later date.

ANY RECOMMENDED CONDITIONS:N/A

NAME:	Andy Bush Arboricultural Officer
DEPARTMENT:	Strategic Planning (Specialist team)
DATE:	17/09/2024