



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Bracken, Furze View, Slinfold
DESCRIPTION:	Erection of a first floor side extension. Alterations to cladding
REFERENCE:	DC-26-0123
RECOMMENDATION:	Advice
SUMMARY OF COMMENTS & RECOMMENDATION:	
No significant arboricultural concerns subject to control of pruning to adjacent off-site WSCC oak tree.	
MAIN COMMENTS:	
The site has no trees of significant landscape merit within it that may potentially be impacted upon by the associated development process. Sufficient existing hardstanding exists and foreseeable access will be from the front of the property. To the N side of the property, on the highway verge adjacent to the A264, is a mature oak of fair form and condition for the species. The tree is visually significant within the landscape context/streetscene and makes a positive contribution to public amenity. The current branch spread of the tree extends south towards the dwelling. In order to construct the proposed extension and maintain longer term reasonable separation, the tree will require selective pruning of the lowest branch that extends over the property. Whilst the proposed tree/build relationship will not be very good (a bedroom window is proposed to face North), with careful selective pruning the tree branching can be reasonably reduced and maintained without large wounding or significant disfigurement. Removal of larger branches would be foreseeably detrimental to future tree health and disfiguring to tree form. In order to ensure that the permission of WSCC is garnered for access to the tree prior to works being undertaken and to ensure pruning works are limited to those required/reasonable to maintain separation to the proposed build, if minded to approve, I recommend conditions in this respect.	

ANY RECOMMENDED CONDITIONS:

Yes – Bespoke tree pruning conditions and informative:

Treeworks limit –

Pruning work to the adjacent oak tree to enable scaffold erection and latter separation to the built form shall be limited to the pruning back of branch tips to suitable secondary growth points to afford a separation from built form of upto 2m maximum. Pruning wound size not to exceed 150mm in diameter

Reason: To ensure that the pruning is carried out in accordance with best arboricultural practice.

Tree work standard –

The pruning works to which this permission relates shall be carried out in accordance with **BS 3998 'Recommendations for Tree Work'** (2010).

Reason: To ensure that the pruning is carried out in accordance with best arboricultural practice.

Informative

The tree referred to is not within your property. Whereas this Council approves of the works scheduled above, it should be stressed that the works may only be carried out with the consent of the tree's owner, West Sussex County Council. This notice of consent in no way overrides the wishes of the owner, nor should any inference be taken as such.

NAME:	ANDY CLOUT – ASST. ARBORICULTURAL OFFICER
DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
DATE:	04/03/26