



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	9 Lots Drive Faygate
DESCRIPTION:	Erection of garden building for use as a home office
REFERENCE:	DC/26/0589
RECOMMENDATION:	Advice / modification
SUMMARY OF COMMENTS & RECOMMENDATION: There are several small silver birch trees on the property, four in total, which, due to the relatively modest size of the site, have the potential to be affected by the proposed pad foundation for the outbuilding. The excavation required to construct the foundation in this manner is likely to result in the roots of the nearby trees being cut, and thus impacting the trees' ability to undertake their normal root function such as was and gas exchange. While the trees are currently small in stature, as they grow and mature, they will help to screen the new structure and maintain a sense of enclosure and privacy within the rear garden area. As such, it would be beneficial if the proposed structure could be moved approximately 1.3m further east into the garden. This would allow for a greater degree of spatial separation, of around 2.5m rather than the 1.2m currently proposed, between the outbuilding and the trees to allow for future growth. In addition, the use of a screw pile foundation, with the floor of the office slightly raised above ground level, is recommended, as opposed to the proposed pad foundation. This would help to minimize the impact on the tree's roots from the build process and would also enable the area beneath the building to remain viable for root development to occur, ensuring that the trees are not adversely impacted by the scheme, and can continue to screen the new outbuilding in the long-term following its construction.	
MAIN COMMENTS: N/A	

ANY RECOMMENDED CONDITIONS: N/A

NAME:	Andy Bush Arboricultural officer (Planning)
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DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
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DATE:	15/05/26
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