Form Ref. No. 773399

ADUR DISTRICT COUNCIL

Town and Country Planning Act 1990
Householder Planning Application

Use this form to apply for planning permission to extend or alter your house or flat, to build a garage or other structure on your property or to create access for a vehicle onto a classified road (please read note 9).

Please read the notes before you fill in this form.

PLANNING
PLAN No. A00069567
DATE RECEIVED 16 NOV 2007

1 Please give the address of the property to be altered or extended

8A PARKSIDE
SHOREHAM BY SEA
WEST SUSSEX
BN43 6HA

2 Type of property

BUNGALOW

3 Please describe the development you are applying for.

PROPOSED EXTENSION TO EXISTING BUNGALOW x 2nos
1 small extension to West flank
1 small extension to South flank

4 **Applicant** (in block capitals)

Name
MR & MRS M. KING.

Address
C/O AGENT

Telephone

Fax

Email

Agent (if any)

Full Name
SCANDIA-HUS LTD.

Address
COURTFIELD
CRANSTON ROAD
EAST GRINSTEAD
WEST SUSSEX
RH19 3YU

Telephone
01342 327977

Fax
01342 315139

Email

5 Please enclose four copies of this form and four sets of plans.
Please number your plans and write the numbers and scales against the titles here.

	Plan Number	Scale
Location Plan	01	1:1250
Block Plan	01	1:200
Floor Plan	02	1:50
Elevations	04	1:100
Other		

6 Will the development involve cutting down any trees? YES
If "Yes", please show these clearly on the block plan.

7 Will the development (including any new or altered access) affect a public footpath or any other public right of way? NO

8 Does this application require a fee? Yes
(See note 3)

If "No", please choose the option that applies
(See note 3)

If "Yes", please state the fee enclosed £ 135.00
(See note 4)

Signature: SCANDIA - HUS LTD Date: 12/11/07

Please print your name: ON BEHALF of MR & MRS M. KING

Certificate under Article 7 of the Town and Country Planning (General Development Procedure) Order 1995

If anyone else owns the land or part of it, you must fill in Certificate B, which you can get from the Planning Section. You must also tell the owner of the land about this application by serving a notice on them. If you own all of the land, you must fill in Certificate A below.

Certificate A

I confirm that:

- Nobody except the applicant was an owner of any part of the land involved at the beginning of the period of 21 days before the date of this application; and

- none of the land this application relates to is an agricultural holding or part of an agricultural holding.

Signature: SCANDIA - HUS LTD Date: 12/11/07

Please print your name: ON BEHALF of MR & MRS M. KING

MARCH 2006

PLAN No. Add 0695107
DATE 16 NOV 2007

TREE SCHEDULE

12 PARKSIDE SHOREHAM BY SEA
WEST SUSSEX BN43 6HA

For

SCANDIA HUS LTD

DOLWIN & GRAY

FORESTRY CONSULTANTS
ARBORICULTURAL AND LANDSCAPE
CONTRACTORS

LITTLE MILLHOLE WOOD,
ERIDGE LANE, ROTHERFIELD, EAST SUSSEX,
TN6 3JU.

TEL: (01892) 853232 FAX: (01892) 853434
E-mail: enquiries@dolwinandgray.co.uk

TREE SURVEY

12 PARKSIDE SHOREHAM BY SEA WEST SUSSEX BN43 6HA

Instructions

Instructions were received from Skandia Hus Ltd on behalf of their clients, Mr & Mrs King of 17 Roman Road Southwick West Sussex BN42 4TP to carry out a Condition Survey of 1 No Horse Chestnut Tree within the rear garden of 12 Parkside.

The Survey to consider whether the tree is worthy of protection by means of the Tree Preservation Order placed on the tree in 1990.

And if it is:

1 What distance from the tree a building could be constructed.

and

2 What root protection would be required.

General Details

A site visit was made by the undersigned on Thursday, 2 March 2006. Weather conditions were sunny. Mr A Holloway, Surveyor for Skandia Hus Ltd, was on site during the survey.

Mr Holloway requested that a mature Sycamore tree also within the rear garden of 12 Parkside be included in the survey.

This inspection was carried out visually from ground level only and did not include any tests as to the internal condition of the trees. No excavations to inspect roots were carried out.

Documents Provided

1 Letter of Instruction.

2 1:1250 Scale HM Land Registry Plan No WSX 161058.

Tree Details

See Schedule.

Comments

T1 – Horse Chestnut

This tree is of average vigour for its species and age.
No sign of decay was noted around the base or on the trunk of the tree.

The Tree Preservation Order No 13.53/3/90SU was made in 1990 and the Local Authority (Adur District Council) inform us they have no records of any applications to carry out works to the tree since the Tree Preservation Order was made.

Taking into account the size of the re-growth following the pollarding and that no application to carry out works has been made since 1990, we assume the tree was pollarded prior to 1990. We have no other information as to the date or reason why the tree was pollarded. The only work, which appears to have been carried out since the tree was pollarded, is some minor crown raising to maintain pedestrian access.

TREE SURVEY

12 PARKSIDE SHOREHAM BY SEA WEST SUSSEX BN43 6HA

With reference to Tree Preservation Orders – A Guide to the Law and Good Practice, Tree Preservation Order Legislation is within Part VIII of the Town and Country Planning Act 1990, and in the Town and Country Planning (Trees) Regulations 1999.

The Local Authority have the power to make a TPO if it appears to them to be "expedient in the interests of amenity to make provision for the preservation of trees or woodlands in their area."

Though amenity is not defined within the Act it is the Secretary of State's view that "TPO's should be used to protect selected trees and woodlands if their removal would have a significant impact on the local environment and its enjoyment by the public".

Trees covered by a TPO should, in most cases, be visible from a public place such as a road or footpath.

In assessing a tree's amenity value the Local Authority must take account of:

1 Visibility – The extent to which a tree can be seen by the general public.

2 Individual Impact – An assessment of a tree's particular importance by reference to its size and form, future potential as an amenity and special factors such as rarity, value as a screen or contribution to the character or appearance of a conservation area.

3 Wider Impact – The significance of the tree in its local surroundings.

We consider that this tree has a low amenity value due to:

1 - it is not very visible to the general public, being in a rear garden surrounded by the rear gardens of other private dwellings.

2 – it is of low to medium individual impact, being low when pollarded increasing with growth to medium until it has to be re-pollarded, thereby returning to low impact value. There are no special factors and it is not within a conservation area.

3 – it is not of great significance in its local surroundings as there are other trees in the vicinity and, again, its significance will greatly reduce when re-pollarded.

Taking all of the above into account, we consider that the tree was not particularly suitable for protection by Tree Preservation Order.

Though the Local Authority have the power to revoke a TPO, they are unlikely to do so once the order has been made. The TPO can now only be challenged by making an application to remove the tree and if the Local Authority refuse consent, appealing against their decision to the Secretary of State.

If this tree is to be retained, then we consider it will be necessary to re-pollard within the next 5 years in order to remove the risk of stem breakage which could cause considerable damage to the tree and to the adjacent garage.

Trees have a lightweight structure, which is designed to resist imposed loads and stresses by adaptive growth in any areas of weakness. They cannot, however, adapt to unforeseen forces and hence failure of a tree or its parts can never be ruled out.

Horse Chestnut, as a species, has a low resistance to decay and is very poor at compartmentalising. Therefore there is always a risk of decay entering any wounds caused by pruning or breakage. The larger the wound the higher the risk of decay developing. If decay does develop, re-pollarding will normally have to be carried out on a more frequent basis as re-growth may have a weak union.

The first limb/stem on the south side should be removed in the near future, in order to prevent damage occurring to the garage roof due to direct contact, if this limb is caused to sway in high winds.

Root Protection Area

The retention of this tree will have a significant impact on any development plans in the vicinity. With reference to BS 5837: 2005 Trees in Relation to Construction – Recommendations, the root protection area (RPA) necessary for this tree is 136.86 square metres, which equates to a radius of 6.6 metres.

Therefore any building works will need to be at least 6.6 metres distant from the centre of this tree, unless special precautions are taken to reduce any disturbance within the RPA to an acceptable level. Precautionary measures may include using pile and beam foundations rather than strip foundations. The ground level within the RPA should not be altered and any hard standing areas within the RPA should be constructed using no dig techniques and be finished with a surface which allows moisture infiltration and gases diffusion if they cover more than 20% of the RPA. Any existing hard surfacing which is being retained is included in the total 20%.

Ground Protection

Ground compaction by vehicular and pedestrian traffic can cause the death of roots through asphyxiation. Any areas within the RPA over which access is required during the construction process will need protecting, at least to the minimum standards required in BS 5837. These are

> 1 – for pedestrian movements within the RPA, the installation of ground protection in the form of a single thickness of scaffold boards on top of a compressible layer laid onto a geotextile, or supported by scaffold, may be acceptable.
>
> 2 – for wheeled or track construction traffic movements within the RPA, the ground protection should be designed by an engineer to accommodate the likely loading and may involve the use of proprietary systems or reinforced concrete slabs.

Protective barriers should also be erected around the tree. It is usual for this to be erected around the edge of the root protection area. However, on sites where space is very limited and access within the RPA has been agreed subject to ground protection, the fencing will need to be much closer to the trunk of the tree, though it should be situated as far from the trunk as is reasonably practicable.

Protective barriers should normally consist of a scaffold framework with the uprights driven into the ground, and weld mesh wired to the uprights and horizontals. Where the protective barrier has to be close to the trunk of the tree, driving scaffold poles into the ground is likely to cause root damage.

Therefore we recommend that standard 2.4 metre high Heras or similar fencing be used and that the panels should be braced by fixing scaffold poles across the top and bottom from one side to the other. If space allows, the barrier could also be braced conventionally where the bracing would be a minimum of 4 metres from the centre of the tree. Heavy timbers such as railway sleepers should be placed along the outside edge of the barrier to reduce the risk of vehicles striking the barrier.

It will be necessary to prune the crown to allow vehicular access without damaging the tree or vehicles. In this case as the tree will need re-pollarding within the next 5 years as recommended above it would be advisable to bring this forward pre construction. This would allow better access for materials without risk to the crown. It may also facilitate craning materials in which may reduce heavy site traffic over the RPA.

T2 – Sycamore

We are informed by the Local Authority that this tree is not subject to a Tree Preservation Order.

This tree has been pollarded some years ago and now has a dense multi-stem crown. The adjacent brick boundary wall is only some 200mm distant from the trunk at ground level. There is significant disruption to the wall where it is closest to the tree. The tree is the most likely cause of this disruption. We have no information as to the ownership and responsibility of this wall.

As the disruption to the wall will increase with tree growth, the two options are:

1 Remove the tree, or

2 Rebuild the wall, making allowance for future tree growth.

If this tree is to be retained, it should be re-pollarded within 5 years in order to reduce the risk of damage, which may be caused by stem breakage.

As this tree is not protected, Local Authority Permission is not necessary prior to this tree either being removed or pollarded.



Colin L. Goss

SITE: 12 PARKSIDE SHOREHAM BY SEA WEST SUSSEX BN43 6HA **DATE: 6 MARCH 2006**

TREE SCHEDULE

Tree No	Species	Height m	Trunk mm	Crown m		Height to Crown m	Age	Vigour	Structural Condition	Preliminary management recommendations	Years	Category
1	Horse Chestnut	12	550	N S W E	5 5 6 4	2	M	Average	Old pollard at 4 metres. Multistem re-growth forming crown. Crown raised leaving stubs. First large limb/stem on south side in contact with adjacent garage roof, within 1 metre of trunk, one stem broken out of crown with decay in remaining stub.	Re-pollard within 5 years. Remove low limb/stem south side over garage.	20+	C1,3
2	Sycamore	14	500		5	2	MI	Average	Old pollard at 4 metres. Multistem re-growth forming dense crown. Adjacent wall (200mm distant) being disrupted by tree growth.	Fell	R	

Table 1 – Cascade chart for tree quality assessment

BS 5837:2005

TREES FOR REMOVAL		
Category and definition	**Criteria**	**Identification on plan**
Category R Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management.	♦ Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other R category trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning). ♦ Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline. ♦ Trees infected with pathogens of significance to the health and/or safety of other trees nearby (e.g. Dutch elm disease, or very low quality trees suppressing adjacent trees of better quality. NOTE Habitat reinstatement may be appropriate (e.g. R category trees used as a bat roost: installation of bat box in nearby tree).	DARK RED

TREES TO BE CONSIDERED FOR RETENTION				
Category and definition	**Criteria – Subcategories**			**Identification on plan**
	1 Mainly arboricultural values	**2 Mainly landscape values**	**3 Mainly cultural values, including conservation**	
Category A **Those of high quality and value:** in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested)	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (e.g. avenues or other arboricultural features assessed as groups)	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN
Category B **Those of moderate quality and value:** those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)	Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage)	Trees present in numbers, usually as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, essential components of formal or semi-formal arboricultural features (e.g. trees of moderate quality within an avenue that includes better, A category specimens), or trees situated mainly internally to the site, therefore individually having little visual impact on the wider locality.	Trees with clearly identifiable conservation or other cultural benefits.	MID BLUE
Category C **Those of low quality and value:** currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150 mm	Trees not qualifying in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit.	Trees with very limited conservation or other cultural Benefits.	GREY
	NOTE Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150 mm should be considered for relocation.			

© BSI 26 September 2005

TREE SCHEDULE EXPLANATION SHEET BS 5837 2005

Number: As numbered on survey plan.

Species: Common name.

Height: Estimated height (metres).

Trunk: Diameter (millimetres)
Single stem trees measured at 1.5 metres above ground.
Trees with multiple stems below 1.5m height measured just above root flare.

Crown: Average crown spread radius (metres). Individual measurements given where there is a significant difference.

Height of Crown Average height of crown above ground.

Age:	Y	-	Young	-	Less than one third life expectancy.
	MI	-	Middle Aged	-	One third to two thirds life expectancy.
	M	-	Mature		
	OM	-	Over Mature		

Vigour: Physiological condition: G – Good
F – Fair
P – Poor
D – Dead

Structural Condition: e.g. Collapsing.
Presence of decay.
Physical defect

Preliminary management recommendations:

Initial recommendations including: the need for more detailed investigation of suspected defects.
The potential for wildlife habitat.
Remedial works to help prevent collapse/remove obvious danger.

Years: Estimated remaining years of worthy contribution to landscape.

Category: To British Standard 5837 2005 Trees in Relation to Construction – Recommendations
See attached , Table 1 – Cascade chart for tree quality assessment.

Dolwin & Gray, Little Millhole Wood, Eridge Lane, Rotherfield, Crowborough TN6 3JUTelephone: 01892 853232 Fax: 01892 853434

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ANY OTHER RELEVANT DRAWINGS AND THE CONSTRUCTION MANUAL.
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REV	DESCRIPTION	DATE	DRN	CHK
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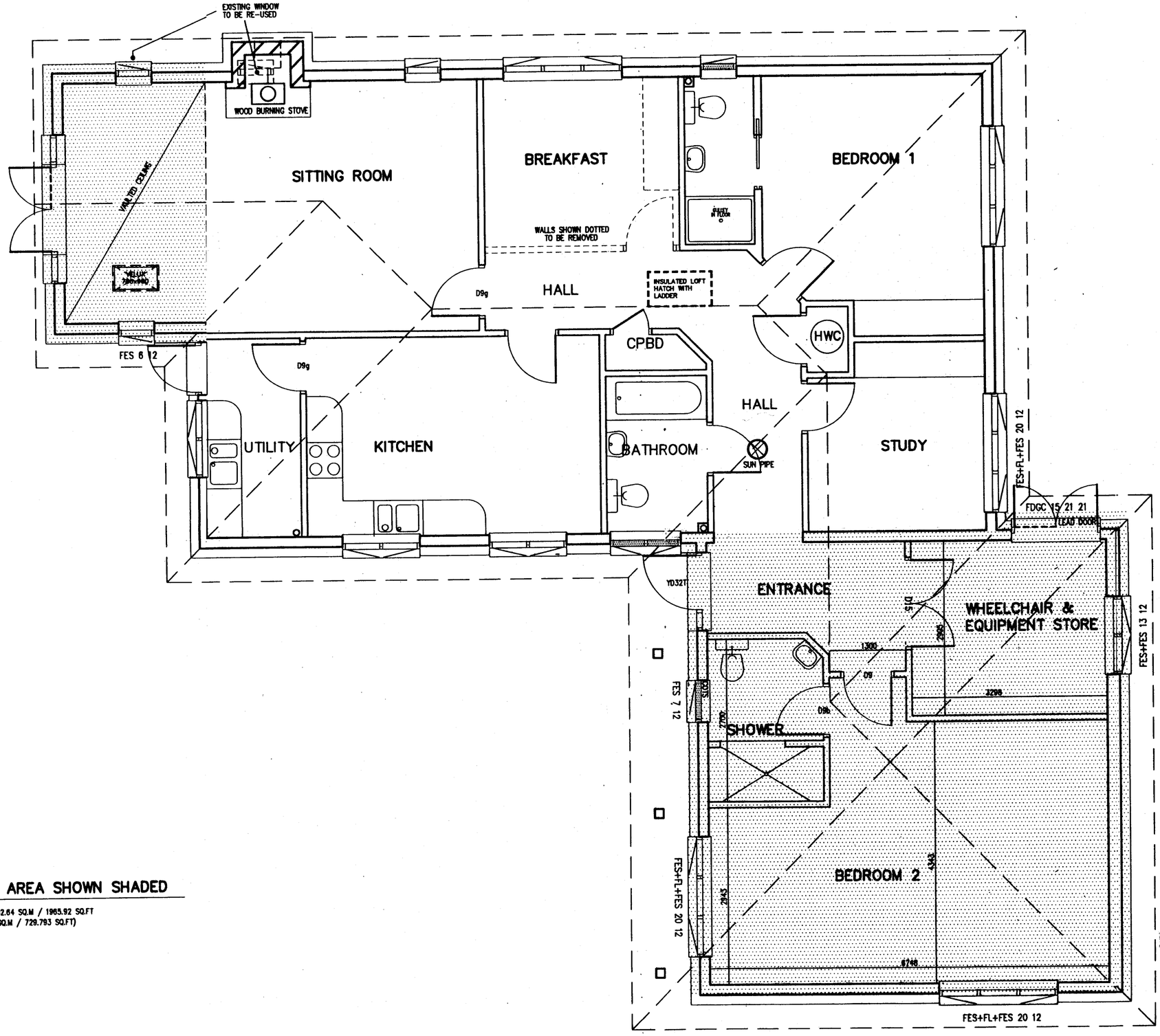
C	OPTION NOTE REMOVED	09.11.07	SE	



EXTENDED AREA SHOWN SHADED

O/A FLOOR AREA: 182.64 SQ.M / 1965.92 SQ.FT
(EXTENDED BY 67.8 SQ.M / 729.793 SQ.FT)

RECEIVED
PLANNING
PLAN No.
DATE RECEIVED 16 NOV 2007

scandiahus
COURTFIELD, CRANSTON ROAD, EAST GRINSTEAD, WEST SUSSEX. RH19 3YU. TEL: (01342) 327977

FOR: MR & MRS M. KING

SITE: 8A, PARKSIDE
SHOREHAM BY SEA
WEST SUSSEX

TITLE: PROPOSED EXTENSION FLOOR PLAN

C/No.	O/No.	SCALE
112499		1:50
DRAWN: SE		DRAWING NUMBER: 02 REV C
DATE: 17.09.07		

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REV	DESCRIPTION	DATE	DRN	CHK
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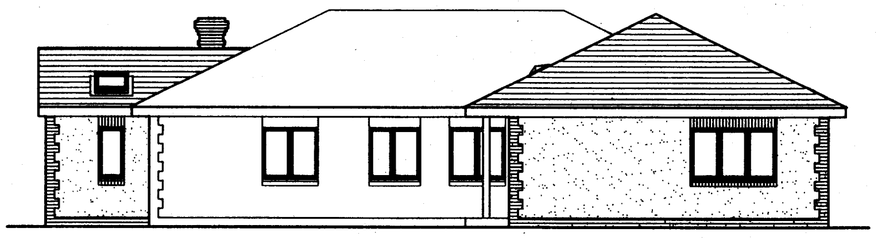
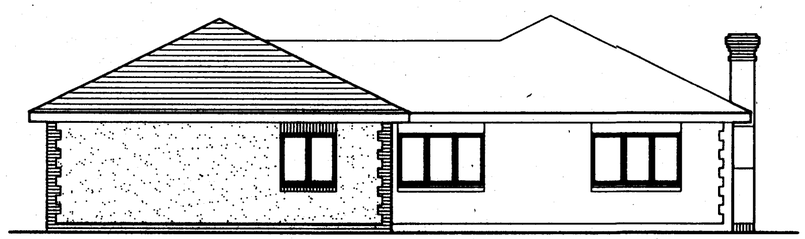
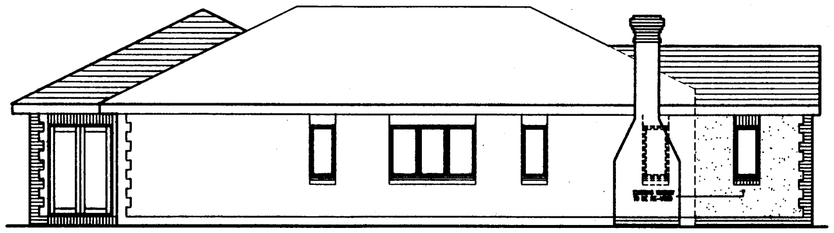
C	CUST. MODS	30.10.07	BS	
D	OPTION NOTE REMOVED	09.11.07	SE	



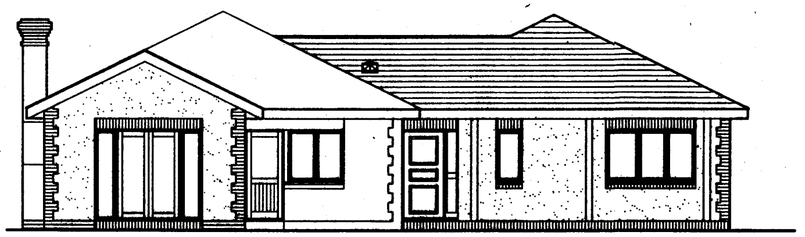
SOUTH (FRONT) ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

EXTENDED AREA SHOWN HATCHED AND BOLD

PLANNING
PLAN No. Pdc1057
DATE RECEIVED 16 NOV 2007

scandiahus
COURTFIELD, CRANSTON ROAD, EAST GRINSTEAD, WEST SUSSEX. RH19 3YU. TEL:(01342) 327977

FOR
MR & MRS M. KING

SITE
8A, PARKSIDE
SHOREHAM BY SEA
WEST SUSSEX

TITLE
OPTION
PROPOSED
EXTENSION
ELEVATIONS

C/No.	O/No.	SCALE
112499		1:100

DRAWN: SE
DATE: 17:09:2007
DRAWING NUMBER: 04
REV D

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REV	DESCRIPTION	DATE	DRN	CHK
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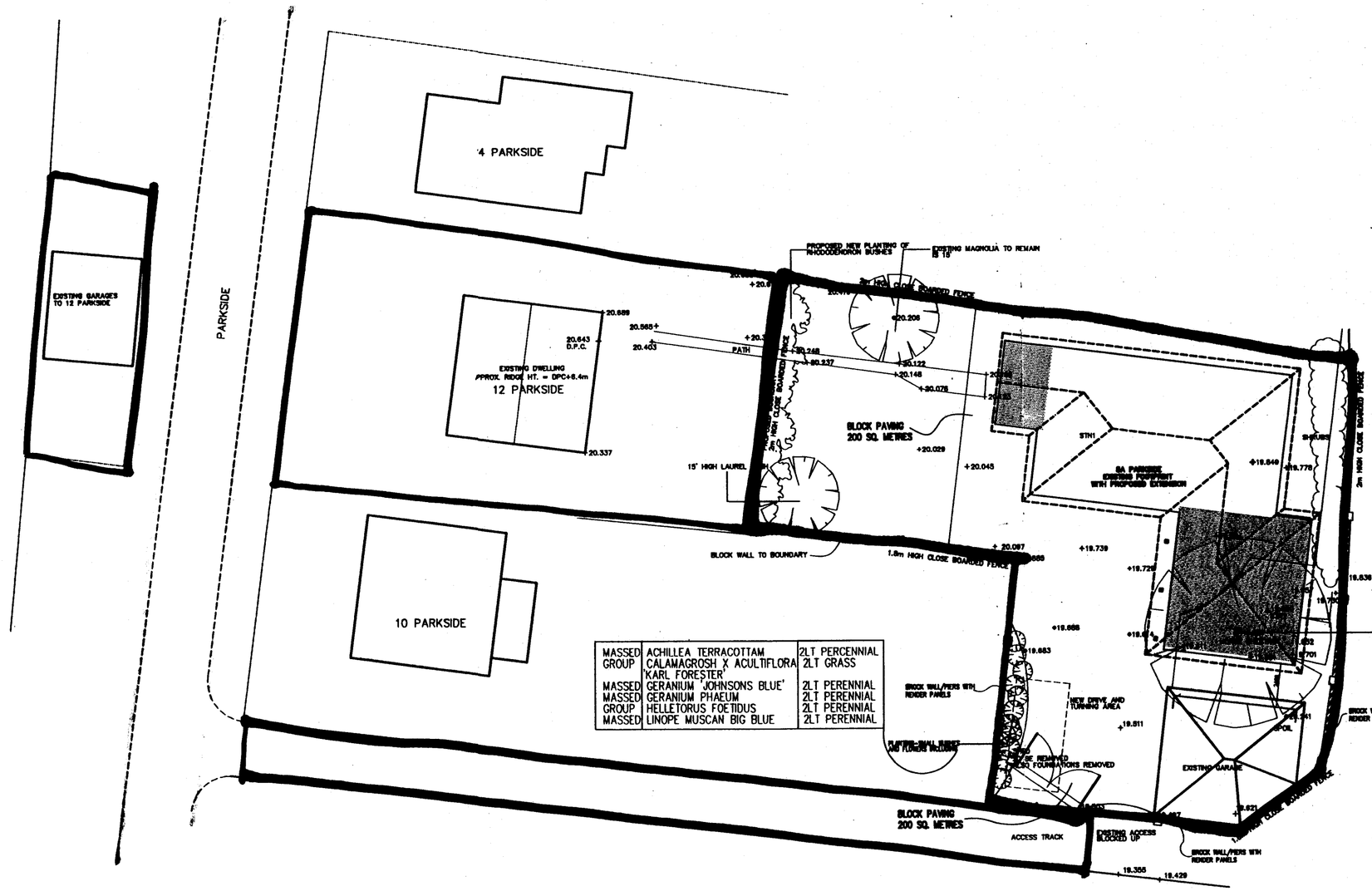
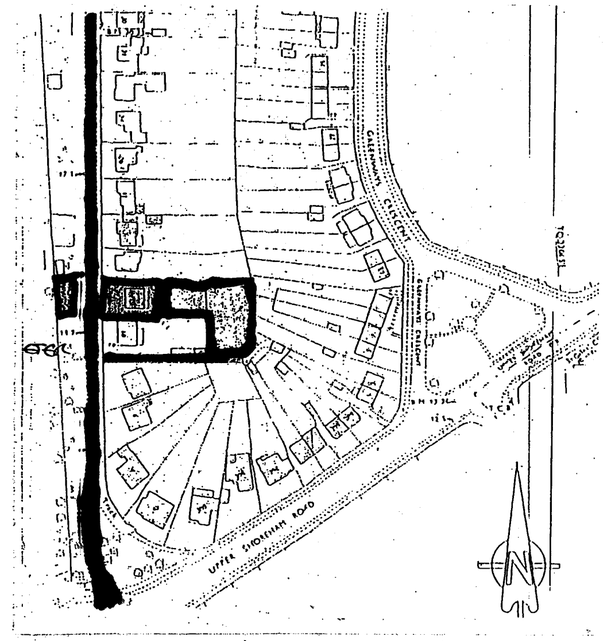
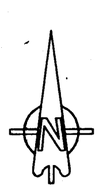


MASSED	ACHILLEA TERRACOTTAM	2LT PERCENNIAL
GROUP	CALAMAGROSH X ACULTIFLORA 'KARL FORESTER'	2LT GRASS
MASSED	GERANIUM 'JOHNSONS BLUE'	2LT PERENNIAL
MASSED	GERANIUM PHAEUM	2LT PERENNIAL
GROUP	HELLETORUS FOETIDUS	2LT PERENNIAL
MASSED	LINOPE MUSCAN BIG BLUE	2LT PERENNIAL

EXTENDED AREA SHOWN SHADED



SITE LOCATION PLAN 1:1250



DEVELOPMENT CONTROL PLANNING
PLAN No.
DATE
Received
16 NOV 2007

ALL LEVELS TO TEMPORARY LOCAL DATUM

scandiahus
COURTFIELD, CRANSTON ROAD, EAST GRINSTEAD, WEST SUSSEX. RH19 3YU. TEL: (01342) 327977

FOR
MR & MRS M. KING

SITE
8A, PARKSIDE
SHOREHAM BY SEA
WEST SUSSEX

TITLE
SITE DETAILS OF PROPOSED EXTENSION

C/No.	O/No.	SCALE
112499		1:200
DRAWN		DRAWING NUMBER
SE		01
DATE		REV B
18.10.07		