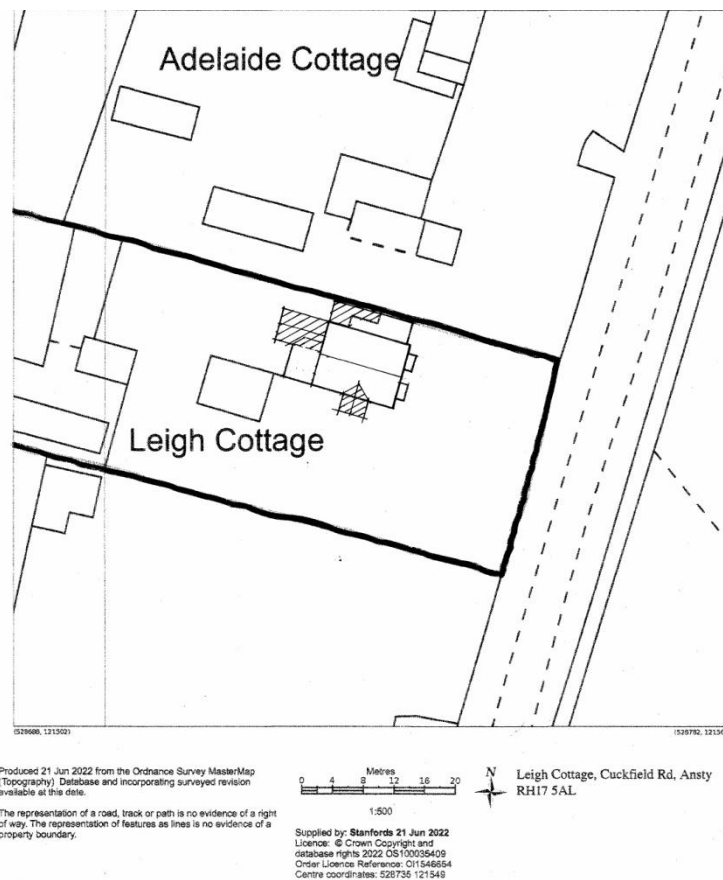


## Tree Report

Proposed side and rear extension to:  
Leigh Cottage, Cuckfield Road, Ansty, West Sussex RH17 5AL.

There are no trees within the immediate application site. The existing line of mature Scot Pine trees located within the adjacent property of Adelaide Cottage are located approximately between 2.5m to 3.5m from the timber panelled fence along the northern site boundary, refer to the Tree Survey drawing REA/651/18 rev A.

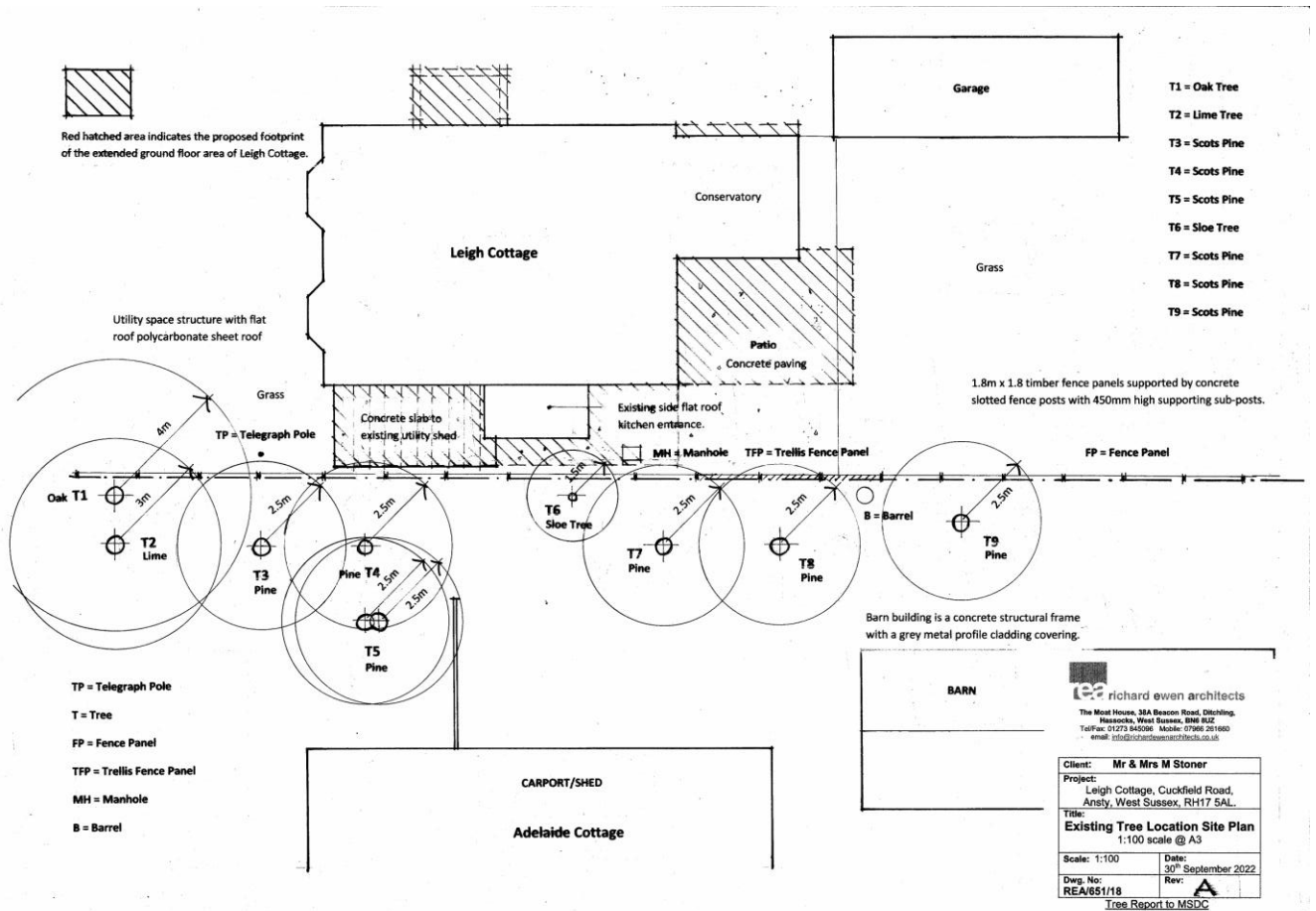


The existing boundary fence to Adelaide Cottage will be retained, as it's not under the direct ownership of the applicants Mr and Mrs Stoner. It is proposed that the existing temporary utility lean-to shed structure and the side single storey flat roof kitchen extension, together with the rear conservatory will be demolished. The immediate surrounding patio with concrete paving and 100mm thick concrete hard standing will also be removed from site.

The existing Oak Tree T1 and Lime Tree T2 do not present any concerns as they both are deemed to be too far from the proposed footprint of the single storey rear ground floor extension, hatched on the below drawing REA/651/18 rev A.

A new porch entrance is proposed to the southern elevation. The proposed kitchen extension with adjacent patio area, are located outside the Tree Protection Area

(TPA), together with all future planting and external lighting located on the west elevation facing away from Alelaide Cottage towards the rear garden and paddock.



The proposed extension is similar in size and form to the existing UPVC glazed conservatory which it replaces. The remodelled kitchen extension, side utility space and entrance porch will form a dynamic back drop to the private west facing garden of Leigh Cottage.

### New Trees

There are no new trees proposed to be planted within the application site at Leigh Cottage.



Existing Trees to neighbouring property at Adelaide Cottage:

All existing mature trees nearest the proposed works are located within the neighbouring property Adelaide Cottage along the northern site boundary between the two properties, indicated on drawing REA/651/18 rev A. All of the surveyed trees are to be retained and in good health, will not be affected by the proposed works.



The proposed new extension and patio area will not affect the existing root ball of trees T4 to T7, those closest to the works. The existing Utility area located on the north side of the dwelling has an existing 100mm thick concrete floor slab and hard standing forming the base of the shed structure along the northern boundary. The proposed works will not affect the health of these trees or make them any worse.

Lastly, the rear new patio area will be located 1m from fence line and built 150mm above ground level to protect any tree roots and will be built outside the existing tree root ball area or Tree Protection Area (TPA) to trees T7, T8 and T9.



It is our intention to not harm any of the existing trees T1 to T9 located within Adelaide Cottage. The proposed works and garden patio area will certainly not affect their health. The footprint of the new extensions, together with the proposed Marshall patio paving will not affect the Tree Protection Area (TPA) of all the trees T1 to T9.

The only trees that might be affected by the proposed works are tree T4 and T6 with their TPA or root ball slightly creeping into the hatched building area by less than 8% for T6 and less than 5% for tree T7. This is minimal and but an acceptable percentage under current BS requirements. Trees T8 and T9 will not be affected by the extension works. The proposed patio will built at least 1m from the line of the boundary fence as shown on drawing REA/651/18 rev A.

#### Patio Paving:

Marshalls – Drivey’s Split Stone Basalt (B), edged with Fairstone Split and Tumbled Setts, Silver Birch (SB), and Drivesett Kerb,  
Paving by Marshall Ltd and materials and planting plan to be issued and agreed under a possible Planning Condition.



Patio and surrounding paths to the extended dwelling:

New patio and paths to house from Marshalls Ltd by Pavesys Heritage Paving (YB) bordered with Drivesy's Original Cobble Basalt (B) by Marshalls Ltd. New patio paving laid on a standard driveway MOT Type 1 and sharp sand. Refer to drawing REA/651/18 rev A.



We have an opportunity to refurbish and upgrade an existing dwelling by constructing a new appropriately designed kitchen extension, creating an appropriate development to enhance my client's family home life, as a whole.

We hope that MSDC will look favourably at our detailed planning application.

Presented to MSDC by  
**Richard Ewen RIBA**  
Richard Ewen Architect