

Planning Officer: Amber Willard

Planning Application Ref: **AW/188/19/HH**

Location: **34 Barrack Lane Aldwick PO21 4DB**

Description of works: Two storey side extension and single storey rear extension with juliette balcony.
'This application may affect the setting of a Listed Building'

Comments on Application:

- There are significant trees within the site perimeter yet no arboricultural information has been submitted with the application - a requirement of BS5837:2012 Trees in relation to design, demolition and construction – Recommendations.
- Our records suggest the property exists within the scope of a Tree Preservation Order (Bognor No.2) although I saw no trees of sufficient age to be subject thereof. None are proposed for removal which is encouraging as the gardens (including trees and shrub borders) are mature and undoubtedly add value to the property and surrounding area.
- The only tree which appears to be under potential threat from the development as I understand it, is a mature *Eucalyptus* alongside the concrete driveway, the nominal root protection area (RPA) for which as defined by the British Standard (12x stem diameter at 1.5m height) extends for some distance beneath the construction.
- This concrete slab section will have to be carefully removed and if undertaken by mechanical means should only involve the lifting and pulling back of sections whilst working from the remaining hard surface, so as to prevent accidental root damage and ground compaction within the aforementioned RPA.
- No Construction Management or Tree Protection Plan has been provided so we cannot be sure that on-site trees will not be adversely affected by these proposals, although there seems to be ample space on the plot to avoid any interference with them.

Conclusions:

- If the applicant can provide us with written confirmation (mini-method statement) that no heavy plant will operate and only careful extraction of hard surfacing will occur (as described above) within the RPA of retained trees - then I would be prepared to waive the requirement for the applicant to employ an arboricultural consultant to survey the site and prepare a tree protection plan and formal method statement.
- Furthermore, we should obtain a written assurance that there will be no storage of plant or materials within the nominal root protection area of trees that are growing beyond 10metres from the existing rear elevation of house.

Recommendations:

- Subject to us receiving written confirmation of their methodology for working within the root protection area of retained trees and restricted working zone as described above, I would raise no objection to this application on arboricultural grounds.

Mark Warwick
Tree Officer / Parks and Greenspace Team