

Planning Officer: Amber Willard

Planning Application Ref: **AW/48/19/HH**

Location: **11 Chawkmare Coppice, Aldwick, PO21 3BU**

Description of works: **Rear two storey and single storey extension to existing residential dwelling (resubmission)**

Comments on Application:

- The applicant is seeking to extend the south flank of the dwelling and which is to the rear of the plot.
- There are no significant trees within the site perimeter but there are trees growing on local authority land to the south which overlap the site both above and below ground. No arboricultural information has been submitted with the application - a requirement of BS5837:2012.
- Of special significance is a mature Monterey pine which is the subject of a Tree Preservation Order. The proportion of this tree's root protection area (RPA) which lies within the perimeter of the above plot is largely under hard surfacing (paving slabs) - which if left undisturbed affords a degree of protection.
- No Construction Management Plan has been provided so we cannot be sure that off-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 that no demolition or construction work (e.g. disturbance of hard surfaces, alteration of ground levels, soil contamination, storage of plant or materials) will occur within 6metres of the rear boundary-line 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 thus lend the scheme my support.

Recommendations:

- Subject to confirmation of a restricted working zone as described above, I would raise **no objection** to this application on arboricultural grounds; with the following or similarly worded condition to be applied to any permission:
 - There will be no disturbance of existing hard surfaces, alteration of ground levels, soil contamination, storage of plant or materials to within 6metres of the southern boundary of the site.

Reasons:

To ensure that significant trees which overlap the site are afforded due respect and appropriate levels of protection such that their ongoing health and vitality are not compromised so they can continue to enhance the landscape and amenity of the area.

Mark Warwick

Tree Officer / Parks and Greenspace Team