

Planning Officer: Simon Davis

Planning Application Ref: FP/203/17/PL

Location : 7 Middleton Road, Felpham

Description of works: Demolition of outbuildings & erection of 1 No dwelling to the rear [resubmission after FP/137/17/PL].

Applicants Reasons n/a

Comments On Application:

- There are off-site trees immediately adjacent to the zone to be demolished and a new building erected thus the applicant was asked to submit further information prepared by an Arboricultural Expert.
- Some details have now been provided but by a Planning Consultant and not an Arb Expert hence the AMS & Tree Protection Plan does not quite meet the requirements.

Conclusions:

- The applicants Planning Consultants report has grasped the main gist of the issues in that phased demolition is advised and then erect protective fencing immediately that open ground is exposed beneath the existing structure.
- However, one key element is missing in that the protective fencing is shown to be hard up against the new building and in this position it would hinder the construction process.

Recommendations:

- If they are not going to use the services of an Arb Expert on this then the Planning Consultant will need to look up BS5837:2012 section 6.2.3.3 and recommend at least 1.5m of ground protection around the corner of the new building footprint closest to the retained tree in order that scaffolding can be erected to facilitate the build – if scaffolding is not required then ground protection will still be needed to allow for pedestrian access to build the dwelling.
- Thus as things stand I would sustain my **OBJECTION** to the scheme.

Bernie Harverson

Consultant Arboriculturist