

Planning Officer: Andrew Wood

Planning Application Ref: M/155/18/PL

Location: 5 Central Drive, Middleton-On-Sea, PO22 7TT

Description of works: Replacement dwelling (resubmission following M/114/18/PL).

Comments on Application:

- The proposal will involve the demolition of the existing dwelling, extraction of existing hard surface materials and construction of new building footprint within a large percentage of tree root protection area (RPA). The dominant tree is a large, over-mature off-site Monterey cypress, growing at the front of number 7 Central Drive and immediately adjacent the party boundary. In addition to the root spread (nominally 11m radius) the crown extends far over the existing dwelling. All this considered and despite it having an established relationship with the existing property; the tree represents a significant and challenging constraint to the development now proposed.
- Facilitation pruning will be necessary to accommodate the latest building design, which has a higher west facing elevation – further impacting on the ongoing health and vitality of this impressive tree. It is perhaps not worthy of a Tree Preservation Order, although this is primarily due to its having outgrown its context rather than any other condition or visual related property.
- The proposed drainage layout represents a further incursion at depth into tree RPA's, with potential for significant harm to the aforementioned neighbouring tree.

Recommendations:

- The applicants will need to employ the services of an Arboricultural Consultant to carry out a tree survey exercise and then prepare a brief report which must be inclusive of; 'Tree Survey' and 'Root Protection Area' Schedules.
- As the RPA of trees proposed for retention overlap the development, BS5837:2012 requires that this application must also be accompanied by an Arboricultural Method Statement (AMS) and a Tree Protection Plan – to both describe and illustrate the mitigation measures which are to be employed to ensure that the trees survive without detriment to their vigour and vitality and are given adequate protection both above and below ground.

Conclusions:

- There are significant trees on/off this site which might be adversely affected by the proposals. No arboricultural information has been submitted with the application - a requirement of BS5837:2012. As such, were this application to now proceed, we will not have sufficient information to guarantee such trees would be adequately respected and protected.
- As it stands, in the absence of any detailed arboricultural information to support the application I must register an OBJECTION.

Mark Warwick

Tree Officer / Parks and Greenspace Team