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25th March 2022

Stephen Aldridge
Downs House
Avisford Park Road
BN18 0AP

Case Officer: Hannah Kersley
Telephone: 01903 737500
Email: hannah.kersley@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015

Application No: WA/9/22/HH
Site Address: Midway Avisford Park Road Walberton BN18 0AP
Description of works: Single storey rear extension.

Thank you for your internet representation made on 23rd March 2022 which has been recorded as an objection with the comments as follows:

OWPC45492

We are not opposed in principle to this extension, but are very concerned that the foundations may interfere with the root system of the large and healthy cedar tree on our property, which has a longstanding Tree Preservation Order (not mentioned in the tree report).

Our concern is that the Arboricultural Survey element of the Planning Application was not undertaken to any meaningful standard, and no accurate dimensions taken. The Arboricultural Survey in the documents pack is also almost entirely illegible, so we have had to request a readable version via email.

In their report the Arboriculturalists indicate:

Limitations: The survey was made at ground level using visual observation only. Detailed examinations, such as climbing inspections and advanced decay detection equipment were not employed, though may form part of the survey's management recommendations. Measurements were taken using specialist tapes, laser, and GPS devices. Where this was not possible, measurements are estimated.

They further cite lack of information about barriers to root spread in their Tree Constraints Plan, but clearly there is no built obstruction to prevent root spread in the direction of the extension and no indication that a soil sample was even taken.

Existing dwelling(s), retaining wall(s), road(s) and structures are likely to be partial or complete root barriers. We currently do not have enough information with regards to the existing and surrounding properties and structures, foundations, soil types etc. to definitively determine the root barriers.

The TPO tree trunk diameter is substantial, clearly demanding a proper survey. In fact the estimated stem diameter given is grossly underestimated, at 450mm.

*The actual diameter of the trunk at 1.5m height from the ground is 611mm

*The actual circumference of the trunk is 1920mm

It also looks unrealistic and misleading that the Proposed Floor Plan shows the Root Protection Area ending exactly where the new building starts.

The root spread is unclear, not least because we take our responsibility for looking after the tree very seriously, periodically maintaining it, as indicated by our Planning Applications. Its spread has been controlled to some extent, so the canopy size may well not relate to the root spread.

One solution might be to move the conservatory extension to the western end of the existing conservatory, further away from the tree (subject to an accurate Arboricultural Survey).

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website
<https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email.
It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>