

242152 Tree Protection Information

11/09/2024: Email from Jake Russell – CPC Planning Consultants.

A tree survey (attached) of the site was undertaken in 2021 and categorised the tree (T1, sycamore), which is nearest to and so potentially impacted by the proposed pool house, as category C. As you'll know, trees in category C are not usually retained where they would obstruct new development, however, the proposed development has been designed to ensure this tree can be retained because my client requested this tree remains in situ as it contributes to the enjoyment of their garden.

Tree T1's root protection area (RPA) measures 33.91 sqm in area, and the proposed building extends within this RPA by 3.87 sqm, resulting in an 11.41% incursion on the overall RPA. As you'll know the relevant British Standard advises that where a slab for a minor structure (such as a shed, or in this case pool house) is to be formed within the RPA it should be on the existing ground level and should not exceed an area greater than 20% of the existing unsurfaced ground. Clearly at 11.41% we fall well below this maximum threshold.

A couple of site-specific observations should also be made:

Firstly, there is an existing concrete slab within the RPA of tree T1 – I have highlighted it in yellow on the image below which is taken from the tree survey. The proposed building will partially reuse this existing slab, proportionately reducing the amount of works within the RPA than if this existing slab were not there. Furthermore, the leftover slab which is not proposed to be used as part of the erection of the pool house, which strays within the RPA of tree T1 (which is cat. B), will be removed resulting in a net benefit to this tree.

Secondly, there is an existing retaining wall within the RPAs of both trees at the site, indicated by a grey dashed line on the proposed site layout drawing. It seems unlikely that the tree's root would spread beyond this retaining wall. When you consider that the proposed pool house sits 'behind' this retaining wall, it seems unlikely that the positioning of the pool house will result in any greater incursion into T2's RPA than the existing retaining wall.

When you consider all the above and given the nature and scale of the proposed development, a new tree survey no longer seems necessary.

Finally, I would also be happy to agree that a set of measures to ensure that the tree/s on site are not harmed during the construction phase of the project, such as protective fences, are secured by planning condition.

Image indicating location of existing concrete slab (highlighted yellow):

