

Consultation Response: Kirklees Council Conservation & Design (Trees)

Date	<i>14 June 2018</i>
Officer responding	<i>Nick Goddard</i>
Application number	<i>2018/91576</i>
Purpose	<i>Initial consultation response</i>
Location	<i>15 Old Mill View, Dewsbury</i>

Assessment

The proposals are to extend upwards on top of a HHPD approved ground floor extension and to alter the roof line and add a new gable end with windows facing the rear garden.

The trees in the rear garden are protected by TPO 14/88. The tree closest to the property has been the subject of 2 recent applications to fell the tree. Allowing this property to be made bigger and therefore closer to the protected trees would, it seems only logical to assume, increase this pressure to fell the trees resulting in its untimely removal.

If I had been given an opportunity to comment on the HHPD application I would have made comment that because this property is already in conflict with the trees in the garden with regards to leaves, light loss, moss and sap fall it would seem inappropriate to extend it further.

With regards to the construction of the HHPD approved extension, it is worth noting that this consent does not give the applicant the right to prune or damage any of the protected trees' branches or roots. For any such work we would require a Tree Work Application which we have not received and therefore not been able to assess whether it can be constructed without causing significant damage to or loss of trees.

Recommendation

I cannot support this application, and it doesn't meet UDP policies NE 9,(PLP33) mature trees to be retained, or BE2, (PLP24i) existing trees to form an integral part of the design.

References

Unitary Development Plan 1999 (updated 2007)

Preliminary Local Plan 2017