

**Consultation Response from KC,
Trees**
2021/91239 410/412, Birkby Road, Birkby, Huddersfield, HD2 2DN
Demolition of existing dwellings and garage and erection of two detached dwellings
Date Responded: 26/05/21
**Responding Officer: Nick
Goddard**
Responding Ref: TPO 14/75

The tree information submitted is good quality, but I do have a few concerns with the assessment. BS5837 refers to 20% of the rooting area in relation to new surfacing constructed in a tree friendly manner such as to retain rooting area beneath new surface. It is not acceptable for the design of the properties to result in root protection area to be lost. The proposals will result in either excavations of the rooting area for a garage or the installation of a retaining structure and loss of roots as a result.

I would agree that shade cast by the trees is likely to be acceptable however trees in close proximity, as with the eastern plot, do cause problems for residents in the leaf and branch fall that occurs as well as damp and build-up of moss. The eastern plot, as shown, will result in a significant increase in the pressure to prune or fell trees adjacent to it. Though the Council can resist this, continued pressure will usually lead planning appeals and possibly a compromise resulting in a degradation of the tree group.

In summary, I have concerns about the eastern plot being too close to the trees adjacent. The ground level changes mean that a retaining structure is necessary on this eastern side, the construction of which causes yet more loss of rooting area. The garage on the western side is within the rooting area of a large mature tree and requires loss of rooting area which is also not acceptable.

The redevelopment of these two houses for larger properties is possible however the layout and design of the current proposals would cause unacceptable harm to the protected trees and therefore they do not meet policies LP24i and LP33.