Consultation Response from KC,
Trees

2022/91729 130, Luck Lane, Paddock, Huddersfield, HD1 4RA

Increase in roof and floor height of attached garage to form additional ground floor habitable accommodation, demolition of sun room and erection of two storey rear extension, with formation of extended basement with lightwell to front elevation

Date Responded:05/8/22
Responding Officer: Matthew Moss
Responding Ref:

In principle I have no major objections to this proposal as the plans should not directly affect the most valuable tree in the vicinity, which is a mature sycamore tree within the neighbouring garden.

However, I do have a couple of minor concerns, the proposed alteration to the garage roof height is minimal and should not interfere with the canopy of the adjacent tree but I would suggest that there be some consideration given to the gutter design to minimise the inevitable routine maintenance of leaf and debris clearance from the adjacent tree.

The demolition of the sun house to the rear and erection of the two-storey extension is a reasonable distance away and although its construction should not harm the tree, I am cautious that the access doors onto the terrace and that area would be somewhat shaded by the tree, which could lead to future pressure for its removal.

It should be noted that the tree is a good healthy specimen which offers a good level of amenity to its surroundings and as such the council would consider its protection under TPO, if the owner were put under pressure to remove it for the reasons noted above.