

**Consultation Response from KC,
Trees****2022/93021 Gomersal House, Lower Lane, Gomersal, Cleckheaton, BD19 4HY****Erection of kitchen extension and detached garage with home office over [within a
Conservation Area]****Date Responded: 13/01/23****Responding Officer: Nick Goddard****Responding Ref: TPO 47/80**

The proposals have been altered to amend the garage and driveway arrangement. The alterations take into account the adjacent protected trees and the necessary rooting area which has been shown to be actively used by feeder roots of the trees.

The garage has been moved to the opposite side of the proposed changes which removes it from within the rooting area of the trees. In addition, the design of the garage with home office above will no longer conflict with overhanging branches.

The plans now indicate that the ground level adjacent to the protected trees will be retained and remain undisturbed. This should allow tree roots to regenerate and continue to use this area. The construction of a low retaining wall along the canopy line will afford protection to the ground around the trees.

The revised location of the garage and changes to the proposed levels adjacent to the trees mean that my previous objection to the proposals can be withdrawn. A condition for the protection of the adjacent trees should be added to any consent granted, an example of which is below.

Example condition

Prior to development commencing protective fencing in accordance with British Standard BS 5837 shall be erected around all protected trees and trees to be retained on the site to create a construction exclusion zone. The exclusion zone will not be used for the storage of materials, machinery or for the washing off or disposal of chemicals and the burning of site waste.

Reason: So as to protect to viability of the protected mature trees within close proximity to the application site and to accord with Policy LP33 of the Local Plan and advice within the National Planning Policy Framework.