



Planning Consultation Request

Town and Country Planning Act 1990

APPLICATION FOR PERMISSION TO DEVELOP LAND

Further or Amended Plans/Information Received

Observations By:	KC, Trees
Application No.	2022/93699
Proposed Development:	Demolition of existing two-storey rear extension, erection of two-storey rear extension and alterations to form habitable dwelling (Listed Building within a Conservation Area)
Location:	4-8, School Hill, South Crosland, Huddersfield, HD4 7BY
OS Map Reference	SE 411266.7897 413079.546
Applicant/Agent:	Eight One Two Architects
Class:	Minor Developments

Your comments on the above proposal are requested. Please e-mail your comments in either a Microsoft Word or PDF Document to DC.Admin@kirklees.gov.uk by **26-Feb-2023**.

If you would like to contact the Case Officer: William Simcock for any reason then please do so on: Tel. 01484 221000 Ext. 74146.

The submitted plans and documents for the application can be viewed online at the Planning Service Website by holding down Ctrl and Clicking the link below:

<http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/93699>*

*If the plans are not available online after 5 working days of the date of this letter then please e-mail: DC.Admin@kirklees.gov.uk

If I do not receive your response by **26-Feb-2023** then the application may be decided without the benefit of your views.

Dated: 16-Feb-2023

Mathias Franklin
Head of Planning and Development

**Consultation Response from KC,
Trees**

2022/93699 4-8, School Hill, South Crosland, Huddersfield, HD4 7BY

Demolition of existing two-storey rear extension, erection of two-storey rear extension and alterations to form habitable dwelling (Listed Building within a Conservation Area)

Date Responded: 27/3/23

Responding Officer: M Moss

Responding Ref: CA45

Following on from previous comments I do not have any objection to the rear extension proposal as there should be no detrimental impact to the trees to the rear of the dwelling however, the unexpected excavation and loss of rooting area to the side of the property needs to be rectified.

I recommend a tree survey in accordance with BS5837:2012 to be undertaken in order to calculate the minimum root protection area of sufficient soil volume needed to be restored to maintain the viability of the adjacent trees as recommended in the standard.

This calculation will allow the position of any retaining structure to be determined, prioritising suitable soil type and structure to promote unrestricted root growth within the RPA and ensuring any necessary compacted backfill is outside of the rooting area.