

Consultation Response from KC, Trees
2023/93114 23, Oldroyd Way, Dewsbury, WF13 2JJ
Erection of two storey side, front and rear extensions, replacement garage and associated alterations following demolition of existing conservatory and garage
Date Responded: 08/04/2024 Responding Officer: D. Atkinson Responding Ref: 06/92

Thank you for the consultation.

The tree survey and arb impact assessment submitted is considered to have made a fair assessment of the trees.

A realistic assessment of the probable impact of any proposed development on the trees and vice versa should take into account the characteristics and condition of the trees, with due allowance and space for their future growth and maintenance requirements. To maximize the probability of successful tree retention, the following factors should be taken into account during the design process.

Shading of buildings. Shading of buildings by trees can be a problem, particularly where there are rooms which require natural light. Proposed buildings should be designed to take account of existing trees, their ultimate size and density of foliage, and the effect that these will have on the availability of light.

Shading of open spaces. Open spaces such as gardens and sitting areas should be designed to meet the normal requirement for direct sunlight for at least a part of the day.

The assessment doesn't mention or comment on either of the above. The extension will occupy a large portion of the space in the current layout that isn't occupied by trees. So once occupied there is concern that the garden gardens and sitting areas may not or at least be considered to not meet the normal requirement for direct sunlight for at least a part of the day and as a result lead to pressure from residents to undertake removal or thinning in order to address the issue.

Light loss would not be justification for the loss of these trees and the public amenity they provide. So future tree works application may not be supported.

Overall, there remains concern that the development will create pressure on the protected trees once occupied. However, there is no objection subject to a condition for a Tree Protection Plan (TPP), Arb Method Statement (AMS) is agreed in writing with the local planning authority replacement planting of T12.

This is inline with the project arboriculturist's recommendation outlined within section 5.7 of the AIA.