

**Consultation Response from KC,
Trees**
2025/90207 23, Oldroyd Way, Dewsbury, WF13 2JJ
Erection of single storey side extension
Date Responded: 07/02/2025
Responding Officer: Hazel Irving
Responding Ref: 06/92

It is understood that the application is to construct a single-storey side extension, within the area of an area TPO 06/92.

There is an objection from an arboricultural perspective. The proposal conflicts with adopted Kirklees local plan policy 33 and 24 (i).

The reasons for our objection are as follows:

- The extension is proposed to be constructed within approximately 50% of the RPA of T4 and a significant portion of the RPA of T3. The building would impact surface water availability to a significant portion of the rooting systems of these trees. This could negatively impact the health of these protected trees, as they adapt to the change in their rooting environment.
- The proposed extension extends to within approximately 1m of the stem of T4, where there will be large, structural roots, essential for maintaining the stability of the tree. There is the possibility that large, structural roots could be impacted if piling was to be carried out in this location, as invasive hand augering is proposed to locate root-free positions for the piles. This method of locating roots could result in accidental damage.
- The proposed extension is proposed to be constructed within the canopy line of the trees; therefore, the building would be under the canopy once constructed. This would cause pressure to crown lift or even remove the trees as they overhang the roof, shading it from the sun and trapping humid air close to the building, creating potential for damp conditions.
- Furthermore, trees are shedding organisms and therefore branches would naturally and foreseeably fall onto the roof, creating more pressure to remove them to abate a nuisance and reduce the risk of damage to the property.
- Construction operations within this proximity of the protected trees would foreseeably result in accidental damage to branches of retained protected trees, as the tree protection fencing cannot be aligned outside of the canopy line, as demonstrated in the Tree Protection Plan. We note that the crown clearance has been recorded as 3m within the tree survey schedule and that the pile driving rig shown in the Treesafe brochure included in the AMS, appears to be taller than 3m in height and would conflict with the tree canopy.
- The trees have not yet reached their final size and can grow significantly larger. For example, T4 is a lime and T3 is a sycamore, these trees typically grow to heights of 20m-30m, with crown spreads of 10m-15m in radius. In time the entire extension would be under the canopies of T3 and T4.
- T4 is not within the ownership of the applicant and would be the most impacted by the proposals (off-site at No. 10 Oldroyd Way).