

Consultation Response from KC,
Trees

2025/90457 The Croft, 150, Denby Lane, Upper Denby, Huddersfield, HD8 8UN

Demolition of existing buildings and erection of two residential dwellings (Use Class C3) with associated parking and landscaping (within a Conservation Area)

Date Responded: 21/03/2025

Responding Officer: H Irving

Responding Ref:

The proposals consist of the redevelopment of the site (including demolition of existing buildings) to provide two residential properties with associated parking and landscaping.

The site of the proposed development is within the Upper Denby Conservation Area, as such all trees within the site above DBH 75mm are protected by law. The greenbelt is located immediately to the North of the site.

To facilitate the proposals 7 individual trees and 1 group would require removal. All these trees are Category C, of low arboricultural value. These losses would be acceptable on the condition of replacement planting agreed with Kirklees Council.

The new access road minimally encroaches the edge of the RPAs of T1 and T4, again this would be considered acceptable with approved tree protective measures in place including access facilitation pruning to prevent tear-outs during the works.

The Category A tree T9 is located on the Northern boundary and is a tree of significant arboricultural value. The proposed larger building is positioned close to edge of the canopy of T9 and is encroaching within the RPA. This proximity would place pruning pressure on the tree which could spoil its visual amenity value, whilst also being detrimental to the long-term health and retention of the tree.

From the future resident's point of view, having an 18m tall, mature tree this close to their house would likely cause issues such as leaves in the guttering, shedding branches close to the house, shading of the garden, worries about the tree failing onto the building during storms and high winds ect.

There is an objection from an arboricultural perspective. The proposal conflicts with adopted Kirklees local plan policy 33 and 24 (i) due to the proximity of the proposed to the Category A tree T9, which both directly and indirectly threatens the health of the tree.