

**Consultation Response from KC,
Trees**

2025/90929 16, Town Gate, Upperthong, Holmfirth, HD9 3UX

**Conversion of existing outbuilding into garden room/home office and associated alterations
(within a Conservation Area)**

Date Responded: 21/05/2025

Responding Officer: JD

Responding Ref: CA3

The trees located onsite are protected under Upperthong Conservation Area and should not be removed to facilitate the development.

The development is proposed entirely within the Root Protection Area of T3. Whilst T3 is in a raised bed this does not guarantee that there aren't roots present in the proposed working area. There is no mention in the submitted Arboricultural Impact Assessment about how the foundations of the extended part of the existing building will impact on T3. Due to the size and age of T3, it is highly likely that roots are intertwined with the existing building foundations and spread beyond them (the new extended end).

If the existing building is in need of restoration then it is also highly likely that it will need to be dismantled and rebuilt, further impacting on T3 all the way to its stem.

There is a holding objection until this issue is addressed and how the design of the new dwelling will not impact negatively on T3. Whilst BS5837 states there may be minor infraction into RPA's this is an excessive amount.