

**Consultation Response from KC,
Trees**

2025/91588 55, Bradford Road, Cleckheaton, BD19 3LB

Erection of side extension to form additional accommodation to existing house in multiple occupation

Date Responded: 26/08/2025

Responding Officer: Hazel Irving

Responding Ref: SP2/70/g25

Tree survey carried out in 2024 report dated May 2025

There are no TPOs within the site boundary and there are no trees within a conservation area within influencing distance of the site. However, there is a group of TPO trees immediately North of the site boundary, which are protected under TPO ref: **SP2/70/G25**, within the curtilage of No. 57 Bradford Road.

A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. An Order prohibits the:

- cutting down
- topping
- lopping
- uprooting
- wilful damage
- wilful destruction of trees

without the local planning authority's written consent. If consent is given, it can be subject to conditions which have to be followed. In the Secretary of State's view, cutting roots is also a prohibited activity and requires the authority's consent.

There are significant off-site tree constraints shown on the tree constraints plan. The extension is proposed both within the RPA and canopy line of valuable off-site trees. It is likely that the proposals would lead to the death of off-site sycamore T001 and also damage the rooting area of off-site trees T003 and T004, potentially affecting the long-term health and safety of these trees. This is an important consideration as they would be overhanging both the proposed and existing structures. The construction of the proposed will inevitably lead to increased future pressure on the trees for pruning or felling (with the associated financial cost).

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

LP 33: "The Council will not grant planning permission for developments which directly or indirectly threaten trees or woodlands of significant amenity value.

Proposals should normally retain any valuable or important trees where they make a contribution to public amenity, the distinctiveness of a specific location or contribute to the environment, including the wildlife Habitat Network and green Infrastructure networks. Proposals will need to comply with relevant national standards regarding the protection of trees in relation to design, demolition and construction."

LP 24: "Proposals should promote good design by ensuring:- i) the retention of valuable or important trees"