

**Consultation Response from KC,
Trees**

2025/93313 68, Oxford Road, Dewsbury, WF13 4EH

Erection of two storey front extensions with balcony, two storey rear extension, single storey side extension and balcony to rear roof slope with associated alterations

Date Responded:02/04/2026

Responding Officer: Irving

Responding Ref: n/a

The scale of the new structure is too large to be accommodated with the boundary vegetation. The removal of Category B T018, Category C T016 and T017 to facilitate the development would constitute a loss of amenity value to the surrounding area. These removals also would impact the privacy and enjoyment of the neighbouring property, as the trees along the eastern boundary of the site currently serve as attractive screening vegetation between the two properties.

Secondly, the new structure is sited immediately at the edge of the canopy and RPA of the neighbour's willow tree T14. It would be necessary to routinely manage the canopy to prevent damage to the proposed structure, potentially damaging the health of the offsite tree over time, whilst presenting a nuisance and ongoing cost to the occupier of No.68. Buildings and other structures should be sited allowing adequate space for a tree's natural development, with due consideration given to its predicted height and canopy spread.

Please note that it would be necessary carry out soil investigations to determine the plasticity of the soil to specify the required depth of the foundations to be able to withstand this proximity to a willow tree. Willows are a high-water demand species and as such can have a significant effect on soil moisture which can lead to clay shrinkage.

To conclude, the scale of the proposal is too large to be accommodated within the plot without removing valuable trees which offer amenity value, boundary screening and a sense of privacy. 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"