

Planning comments to APP/24/00232 | Erection of 1No. 3 bedroom dwelling. | Land north of 6, Emsworth House Close, Emsworth

Application Number	APP/24/00232
Consultee	HCC arboriculture
Address	Land north of 6, Emsworth House Close, Emsworth
Proposed work	Construction of 1No 3 bed dwelling.
Site notes	Site visited May 10th - large oak in neighbour's garden measured and site extent checked.



Thank you for the opportunity to comment on this application. The Arboricultural Impact Assessment (AIA) covers the whole site, upon which two dwellings are proposed under two different planning application – this one and APP APP/24/00245 which is commented on separately.

There is potential for a minor incursion into the nominal RPA of a large oak, T2, to the south, which will ultimately be in the rear garden of the proposed dwelling. This appears to be put to lawn, not hard standing which is acceptable.

There is a cycle shelter/bin store proposed just beyond the RPA extent – construction of this must be done without need to access the RPA. This should present no problem. If it is deemed necessary that the RPA is accessed, then a method statement showing how this will be done without damage to the tree must be agreed prior to any protection fencing being set back.

The AMS states that the canopy of T2 is to be lifted to 6.0m. This is deemed excessive and will reduce the amenity of the tree, which is protected by a Tree Preservation Order.

There is sufficient space for the construction of THIS application without pruning so this is not to be consented if the application is approved.

This would be clearer if two different AIA and AMS's were submitted, each pertinent to one application.

Apart from the pruning, I have no objection to the proposal on arboricultural grounds, but require the conditioning of the Tree Protection Measures, which shows the area of incursion being fenced off using BS5837-compliant fencing please. The stated pruning to be refused. Work near the RPA much be managed in such a way that no spillage, damage or contamination can affect the roots.

Please let me know if you need anything further,
Kind regards,
Sarah

CC HAC