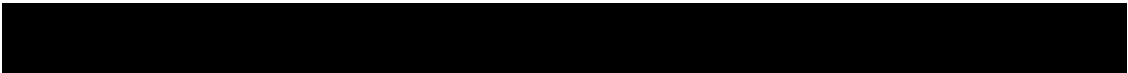


### APP/24/00097 - 10A Longwood Avenue

I object to the request in the Planning Application to fell two oak trees. Having examined all of the documentation it is not conclusive that the trees are the cause of the damage to the conservatory. There are several other factors which may have caused or contributed to the damage which have not been taken into account by the Applicant and should be carefully considered. I request that the application for the proposed felling works is refused. My conclusion is based in my technical review below. Please note there is another Planning Application (APP/24/00095) citing a tree which is the cause of damage to the same third party property (1 Ivydene Gardens)

#### Planning Application Form

- the tree location is 10A Longwood Avenue not 10B
- 
- Description of Works; it is stated that the oak trees T6 & T7 are causing damage to the neighbouring property but subsequent engineers report does not ask for the trees to be removed
- the estimated costs to repair the conservatory at £60k seems high
- the £3k to undertake superstructure repairs ignores/dismisses the £4.6k cost to replace the soakaway which is not positioned in accordance with Building Regulations and may be a factor in affecting the ground conditions
- a replacement tree is not proposed and there are no reasons stated for not wanting to replant

#### Drainage Survey Report

- no visible defects were shown to the foul or storm drain runs. It would not be unreasonable to expect some deviation in the levels of the drain pipes if there was ground movement which had given rise to the damage to the conservatory
- root growth at 0.4M – 2.00M is less than 6mm diameter. Live roots only found in TP/BH1
- the foundations to the house are 400mm below ground level and 1300mm thick
- the foundations to the conservatory are only 100mm below ground level and 300mm thick. Given that it is well known that the ground bearing strata in the Waterlooville area is clay the foundations should have been at a greater depth
- *'the current soakaway is located very close to the house at 2.0m downstream. Current Building Regulations require soakaways to be sited no closer than 5.0m to buildings. It is recommended that a new soakaway is installed, that complies with Building Regulations, to return the system to a watertight condition'*

#### Engineers Report

- it is stated that the conservatory was built in approximately 1999. With reference to planning applications it was built in 1995 and extended across the full width of the house in 1998. If proper consideration wasn't given to the bonding into the existing foundations, floor slab and brickwork of the existing conservatory then there are potential risks of differential settlement which could cause movement within the structure
- the only defect noted is that the single skin brick dwarf conservatory wall (approx. 700mm high) has moved away from the main property. It is not clear if the £3k stated is the cost of remedying this defect
- the pictures show that the dwarf wall is not bonded into the main property or secured by means of proprietary wall ties/metal 'Furfix' wall extension profiles as is good building practice

- re the statement *'damage to the conservatory results from subsidence of the site upon which the property stands'*; there is no reported damage to the house
- re the statement *'the mechanism of the movement is uniformly away from the main building, indicating a rotation towards the rear, rather than to the side'*. This being the case it seems unreasonable to include T6 & T7 as being responsible for the subsidence. Under 'Next Steps' the Engineer has not asked that T6 & T7 be removed
- the large outbuilding noted as being to the rear of the site is a double garage. There are no reports of subsidence damage to this structure despite it being closer to T1 than the conservatory

#### Arboricultural Report

- 2.2.4; the 'influencing distance' of T6 & T7 does not extend as far as the conservatory (see Appendix2: Site Plan)
- 3.1.1; *'soil moisture deficit can lead to soil shrinkage which in turn can cause a building to move, particularly if its foundations are shallow'*. See 3.2 below
- 3.2; trial pit/boreholes revealed house foundations 1300mm thick at a maximum depth of 1700mm
- 3.2; trial pit/boreholes revealed conservatory foundations 300mm thick at a maximum depth of 400mm
- 6.1; *'We have been informed by our client that the damage observed at the property is due to clay shrinkage caused by vegetation'*. The client (360Globalnet) has seen fit to determine the cause of the subsidence before any consultants were instructed and appears to have ignored/dismissed any other factors which could be associated with the cause of subsidence i.e. position of soakaway, inadequate depth of foundations, inadequate bonding of dwarf wall to the main property, inadequate connection of the floor slab and brickwork when the conservatory was extended
- T6, T7 & G8 (2 trees) are in the property of 10A Longwood Avenue not 10B

#### **Summary**

360Globalnet (who are acting for the insurer) have seen fit to predetermine the cause of the subsidence as being due to clay shrinkage caused by vegetation, namely oak trees T1/T6/T7, before any consultants were instructed. They have also appear to have dismissed any other factors which could be associated with the cause of subsidence, namely:

- the existing soakaway is sited too close to the building
- the foundations to the conservatory are extremely shallow at a depth of 400mm (house foundations 1700mm)
- the Engineer has noted that there is no side/side movement in the conservatory slab which would suggest that T6 & T7 are not influencing the defect
- conservatory brick dwarf wall not bonded in or physically attached to the house
- the foundations/floor slab/dwarf wall may not be properly attached to the those of the existing conservatory when it was extended which could lead to differential settlement
- there is no subsidence damage noted to the house or garage which would indicate the problem is with the construction of the conservatory

APP/24/00097

*Separate objection to be submitted*

As a neighbour [REDACTED] and a Havant Borough Tree Warden I object to the proposed felling of trees T6 & T7 in their rear garden.

I would ask you to note that there were originally 6 trees covered by TPO's in the rear garden of the property. Sadly 2 of these were felled in 2017 due to their growth being suppressed by the other 4 trees. The remaining 4 trees add considerable amenity value to Ivydene Gardens and Dorrita Avenue. They form part of a general group of trees in the rear gardens of the adjacent properties of 10B Longwood Avenue and 1A Dorrita Avenue, which are also covered by TPO's. They offer a useful visual amenity in the area as well as proving a significant natural habitat to wildlife such as nesting birds, woodpecker's, squirrel's, etc.

The technical reasons for my objections are covered in a separate submission notably the 'Influencing Distance' shown in the Appendix 2 of the Arboricultural Report, the consultant engineer noting the movement of the conservatory floor is not towards/away the trees and that he has not asked for these trees to be felled as being contributory to the subsidence of the conservatory at 1 Ivydene Gardens.

[REDACTED]

The address given in the Planning Application is 10B Longwood Avenue, it should be 10A. It is disappointing that a copy of which has not been displayed outside of the property which I thought was standard practice. Without this public notice I'm sure that there will be even more displeasure if permission is given to fell the trees.