

Report on Felling 2no Oak Trees Land Adjacent 5 Hitherwood Close, Waterloooville– APP14/00036

The application relates to the felling of 2 Oak trees which it is claimed is causing damage to 5 Hitherwood Close, Waterloooville. These comments relate to a desk study and site visit. The site visit was only to establish that the trees identified and damage that has occurred was as indicated in the report. No intrusive investigations or excavations were carried out. The comments relate only to the technical evidence presented together with an investigation into existing records held by the Council.

My comments are:

1.0 Foundation construction in relation to the trees and the subsoil type.

The depth of the foundations indicated in the report (and subsequently verified from the Council's Building Control site records) are in accordance with the NHBC published Guidance (Practice note 4.2) current at the time that the extension was constructed. However, it should be noted that since this time the guidance has been revised and that no recommended foundation depth is now given when an oak tree of this size and distance from a building with clay subsoil. Instead current guidance recommends that a structural engineers advice is obtained.

Therefore should the decision be made to not remove the trees a structural engineers advice should be obtained with regard to if underpinning is an alternative solution. In this particular instance any underpinning proposed would be complicated by the fact that the existing house has a piled foundation and the extension has a traditional strip, so the potential for differential movement exists.

2.0 Future risk following removal of the tree

As the tree is situated in clay sub strata there is a possibility of heave occurring should the tree be removed. This has been identified in Mr Abbatt's report for Sapling Arborculture Ltd and a structural engineers advice on this would need to be obtained.

3.0 Confirmation of accuracy of report

In conclusion, having visited the site I can confirm that the damage that has occurred to the property is as detailed in the documents submitted with the application.

From the information provided I agree that the damage indicated in the report is likely to be due to the close proximity of the oak trees and their seasonal action on the clay subsoil which has a significant volume change potential. If action is not taken then it is likely that the seasonal damage will continue to occur.

Robin Seamer MRICS

Chartered Building Control Surveyor

10th February 2014