



Mr M Critchley
Martin Critchley Consultants Ltd
First Floor
7 North Street
HAVANT
Hampshire
PO9 1PW



My Ref: D1222AIAL1

26th April 2012

Dear Mr Critchley

**RE: BEEHCROFT, 138 LONDON ROAD, WATERLOOVILLE PO7 5ST
PROPOSED PORCH AND CAR PORT**

In accordance with your instructions on behalf of the applicant I have visited the above site and collected and prepared tree information relevant to the proposed development to the standard normally required by the Local Planning Authority in support of a planning application. My assessment of the impact of the proposals with appropriate protection and amelioration measures is set out below. This letter is written as a part of the formal submissions to the Local Planning Authority.

1 The proposal

- 1.1 **Development:** The proposal is to add a porch on the front elevation of the dwelling; and to erect a car port in the front garden, with the existing access to London Road to remain. The proposed layout is shown on your site plan drawing no. 1146-203, revision B dated 11/01/12. This shows the relevant tree on and closely adjacent to the site of the proposed development. This drawing has been annotated with tree information including tree protection measures and a copy is attached as plan JF1.

2 Preliminary matters

- 2.1 **LPA requirements:** An e-mail from the planning case officer to you dated 24th April 2012 referred to the provision of a tree protection plan that refers to the root protection area for the beech. This relates to the discharge of condition 3 of the planning permission Havant Borough Council ref: APP/12/00051. In response:
- The site plan shows the root protection zone for the beech tree.
 - The attached plan JF1 fulfils the requirement for a tree protection plan.
 - This letter steps through the elements relating to development and functions as an impact assessment.

3 Beech tree T1

- 3.1 **The tree:** There is one tree only potentially affected by the proposed development, shown as T1 on the attached plan JF1. This is a maturing beech of about 11m in height, with a measured trunk diameter of 80cm. It has a crown spread towards the front south west elevation of the dwelling of about 5.2m and a crown height above the ground from about 4m. The tree stands in the north corner of the front garden about 12.5 from the existing dwelling. The proposal is to retain this tree and manage the site and the development accordingly.
- 3.2 **Formal tree controls:** The beech tree has recently been made the exclusive subject of a tree preservation order (TPO). This confirms the status of the tree in amenity terms. This arboricultural implications assessment has been prepared in acknowledgement of the TPO and of the general planning principle that trees are a material consideration in the planning process, and in tacit acknowledgment of the Council's relevant tree policies.

4 Issues relevant to the tree

- 4.1 **Demolition:** There is a low retaining wall along the north west edge of the existing turning and parking area across the front of the dwelling. Part of this will be removed to accommodate the new levels required for the car port and access to it. The retaining wall will be removed by hand, with no excavation into previously undisturbed ground beneath the footings of the wall. The arisings will be removed from site using the existing access for vehicles removing the arisings. With the safeguards of removal by hand there will be no adverse issues relating to demolition with consequences for trees.
- 4.2 **Existing surfacing:** The existing access and surfacing is currently in use for vehicular access and will be retained. There will be no adverse effects on retained trees from proposals for the existing surfacing.
- 4.3 **Services:** The site is already fully serviced and the intention is to continue to use those existing services. Surface water from the roof of the car-port may simply be run into the ground, to irrigate the rooting area of the beech T1, thus without significantly changing the current drainage regime for the tree. There are no proposals for trenching or excavation for services within tree protection zones and no provisions for special installation measures for services in respect of retained trees.
- 4.4 **Construction - porch:** The proposed porch is outside the protection zone of the beech T1. No special foundations are proposed in respect of the potential risk of harm to tree roots. The retention of the existing surfacing as ground protection will further reduce the risk of harm.
- 4.5 **Construction - car-port:** The area where the car-port is proposed is partly within the area of the existing surfaced access and partly within the 'garden' area to the north of the existing dwarf retaining wall. The ground behind the wall is made ground, filled to its current level within the last few years with soil removed from elsewhere. The original soil levels are slightly below the level of the existing access surfacing. The proposal in the footprint of the car-port is to remove the retaining

wall and excavate the fill back to the previously undisturbed ground level. This 'new' ground level will then be the reference level for the installation. The car-port will be a low-impact lightweight structure. It will stand on piles or pads from which the timber-framed superstructure will rise, with a pitched tiled roof. The holes for the piles or pads will be excavated by hand, which minimises the risk of damage to tree roots. The pads or piles will support ground beams that will be installed with their underside sat at the 'new' ground level. The removal of the fill material and the small excavations for the piles or pads will not cause significant harm to tree roots. The risk to the tree from the proposed construction is small and at an acceptable level.

- 4.6 **New surfacing:** The internal floor of the proposed car-port will be gravel, laid on a geotextile membrane. There will be no requirements for excavation (and see paragraph 3.5 above) for the installation of this surfacing and no significant harm to the tree T1 from its installation. The use of gravel allows a matching of the internal car-port surface with the existing access surface, with no significant changes to the existing surfacing.
- 4.7 **Construction access:** The area to the front south east of the proposed car port is already surfaced and used for normal access. The access required round the car port is pedestrian access only. Pedestrian access for construction will bring no significant risks of harm to the roots or above-ground parts of the tree. With the existing surfacing retained as ground protection for materials there will be no significant adverse effects on trees from construction access. The retained tree will not come under undue pressure or be significantly affected by this aspect of the proposed development.
- 4.8 **Materials delivery, storage and handling:** The nature of the site, the existing access and the available space suggest that materials will be delivered to the area of existing access and parking across the front of the dwelling. This is a small-scale domestic development requiring small amounts of materials, with no requirement for plant access or the movement of materials by plant. With the existing surfacing available for the storage of such materials, there will be no significant adverse effects on the tree T1 from this aspect of the proposals.

5 Protective measures

- 5.1 **Protective fencing:** The access required on the east and north sides of the car-port will be pedestrian access only for the movement of small amounts of building materials. There is no significant risk to the tree T1 from this activity and no temporary protective fencing is required or proposed.
- 5.2 **Ground protection:** The areas to the south and west of the proposed car-port and around the porch are surfaced with pavements which currently serve as surfacing for vehicular and pedestrian access. This surfacing will be retained and provide ground protection. The access on the west and north sides of the car-port will be pedestrian access only and will not require additional ground protection as there will be no significant risk of root damage or abrasion. No additional temporary ground protection is required or proposed.

6 Other issues

- 6.1 **Post occupancy:** The location and character of the proposals have been achieved in consideration of all the site factors including the presence of trees. The new structures (porch, car-port) do not have significant new occupation issues. The use of these additions will not be significantly impaired by the presence of the tree T1. The development does not bring significant new pressures for tree work. The Council will still be able to resist unreasonable applications for tree work, and could reasonably expect to be supported in their decision at appeal.

The details given in this letter show that, provided the protective measures set out are put in place, trees will not be adversely affected by the proposed porch and car-port. For this reason, the proposals should be acceptable to the Council in tree terms and there should be no tree-related grounds for a refusal of planning permission.

Please call me if you would like to discuss any of these points.



Jonathan Palmer DipArch F.R.B.A

Encs



Alderwood
Consulting Limited

Plan IF1

Proposed development at
Beechcroft, 138 London
Road, Watlington

Report Ref: 01222A1A11

availability of free will and a strong, outward, if not joyful, expression of the inner self. The artist is not a free agent, but a slave to his or her social situation.

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Location of trees included in tree assemblage.

Estimated at \$56.58/7 pounds per ton

Area for special surfacing.



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PROPOSED SITE PLAN

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Scale A3 = 1:100

Drawn ALB / MHC

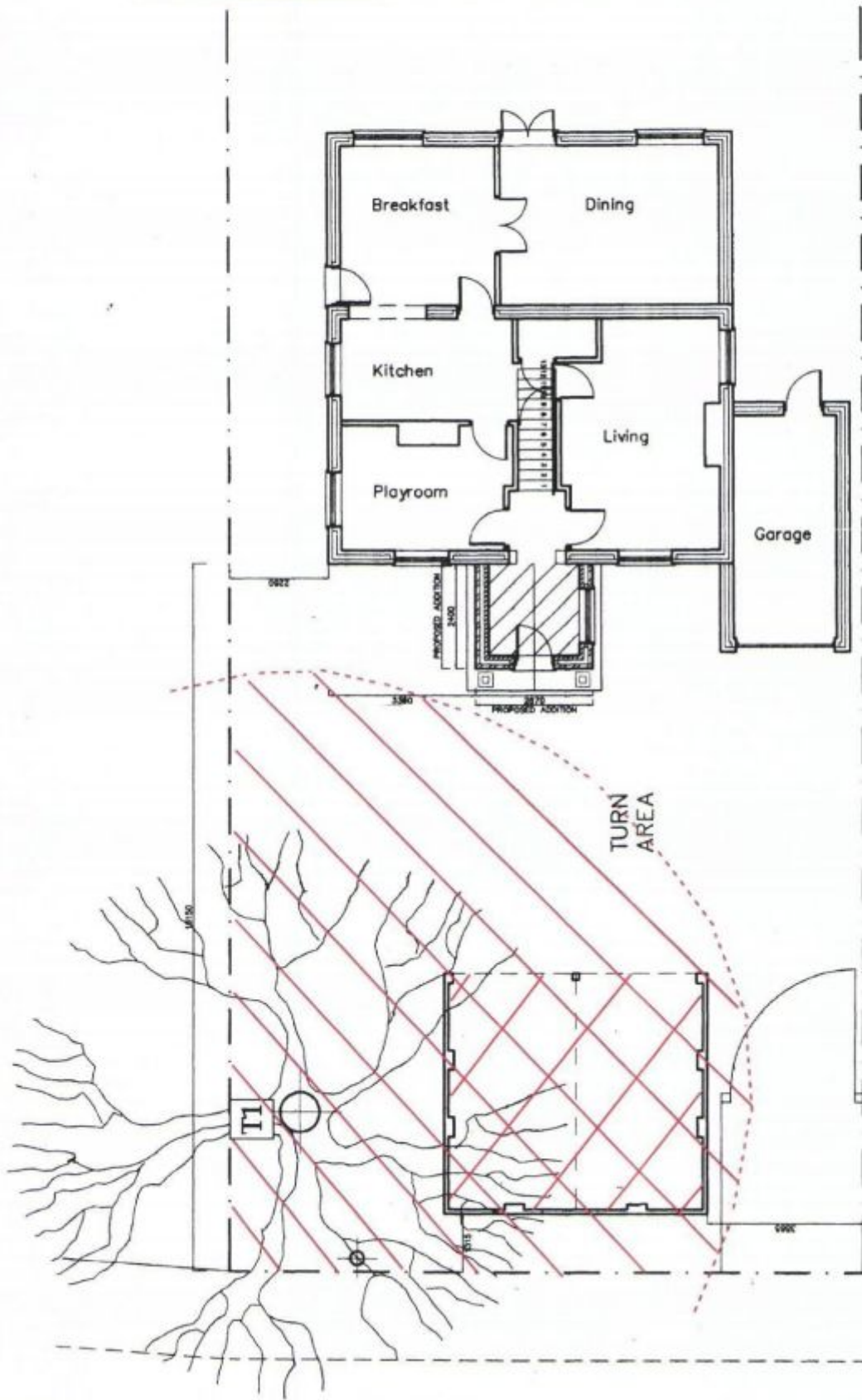
Drawn ALD /
Date 16/12/11

Revisions

A. Porch and carport revs. 05/01/12

A. Porch and Carpet revs.
B. Porch revs. 11/01/12

16

1146-203^B

metres

10

20

30