

PERMIT

Arboricultural Assessment

**Two Storey Rear Extension to APP/11/00288 in
Conjunction with Permitted Development Single Storey
Rear Extension to Existing End of Terrace Dwelling**

1, Braishfield Road, Havant, PO9 2HS



June 2011

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1. Introduction

1.1 Background

Planning permission (APP/11/00288) was granted on 16/06/2011 for a two storey side extension to 1, Braishfield Road to form a new 2 bed end of terrace dwelling. Both the existing property and the approved new end of terrace comprise 82m² GIA over two storeys.

This development proposal involves using permitted development rights to create a 16m² GIA single storey rear extension to 1, Braishfield Road. This will allow a new dining room to be added to the existing property. In addition, a 33m² GIA two storey rear extension will be added to the previously approved new end of terrace dwelling. This will allow an increase in the size of the kitchen, dining and living areas along with the provision of 3 bedrooms instead of 2.

1.2 Scope of Works

The arboricultural issues were considered in detail as part of the previously approved application APP/11/00288. A total of 49m² GIA of additional floorspace is proposed as part of this new application. However, no new arboricultural issues present themselves. For completeness, all the issues considered as part of the previous application are re-visited below: -

- Categorisation of all trees that may be affected by the proposed development.
- Comparison of tree root protection areas before and after development.
- Tree protection measures required to ensure the safe retention of all trees.
- The timetable for tree protection works.

2. Tree Categorisation

This Arboricultural Assessment has been prepared in accordance with BS5837:2005 which suggests that trees should be allocated to one of the following categories: -

- Category A – Trees whose retention is most desirable - Healthy trees with a significant physical presence that add significant value to the landscape.
- Category B – Trees where retention is desirable - Trees that have a significant visual impact but require considerable management or maintenance.
- Category C – Trees which could be retained - Trees that are in adequate condition but short/long term retention is in question.
- Category R – Trees for removal - Dead, dying or dangerous trees.

Tree 1



Tree 1 is a vigorous and healthy mature tree that is located just outside the development site boundary. It has a diameter of 320mm and has been classified as category A. Retention of tree 1 is most desirable.

Tree 2



Tree 2 is a middle-aged tree with a certain amount of amenity value that is located in the corner of the front garden. It has a diameter of 240mm and has been classified as category B. Retention of tree 2 is reasonably desirable.

Tree 3



Tree 3 is a vigorous and healthy mature tree that is located just inside the front garden of the development site boundary. It has a diameter of 430mm and has been classified as category A. Retention of tree 3 is most desirable.

3. Root Protection Area Comparison

The Root Protection Area (RPA) of each tree is defined as a circle with radius: -

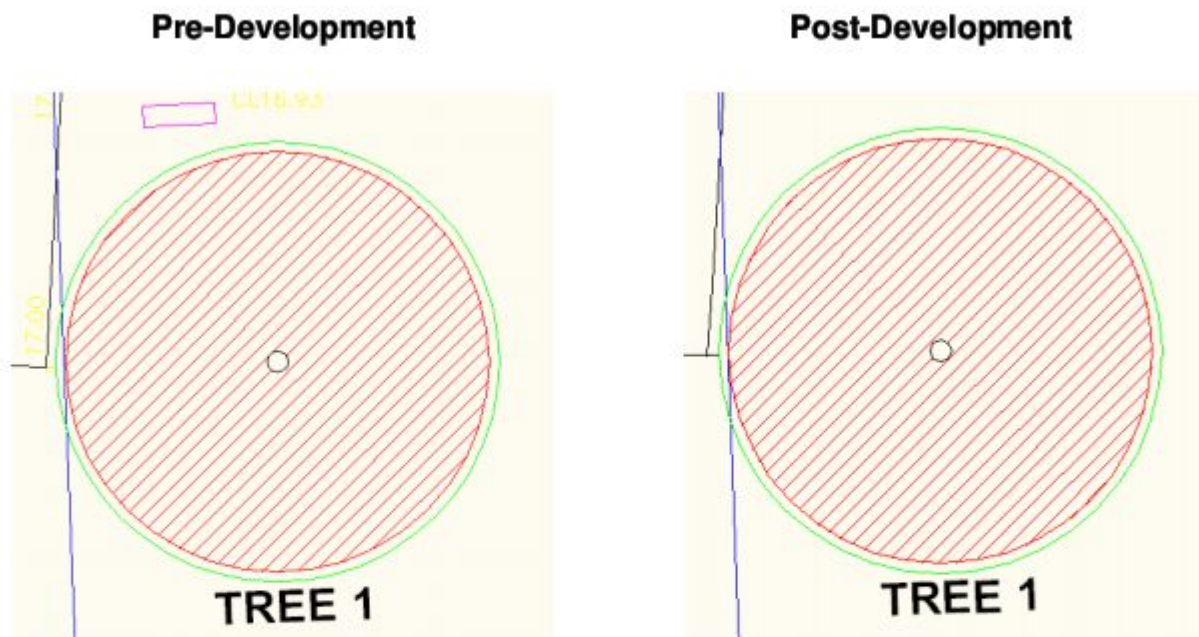
- 12 times the diameter of the trunk, measured at a height of 1.5m for a single stemmed tree, or
- 10 times the diameter of the trunk, measured immediately above the buttress flare for a multi-stemmed tree.

All three trees are multi-stemmed, therefore the RPA is 10 times the diameter of each of the trees. For the purposes of this Arboricultural Assessment, a comparison of each Root Protection Area has been made both before and after completion of the proposed development.

The pre-development Root Protection Areas are shown on the Existing Tree Survey and the post-development Root Protection Areas are shown on the Tree Protection Plan. The individual tree protection measures are discussed in more detail in sections 4, 5 and 6.

Tree 1

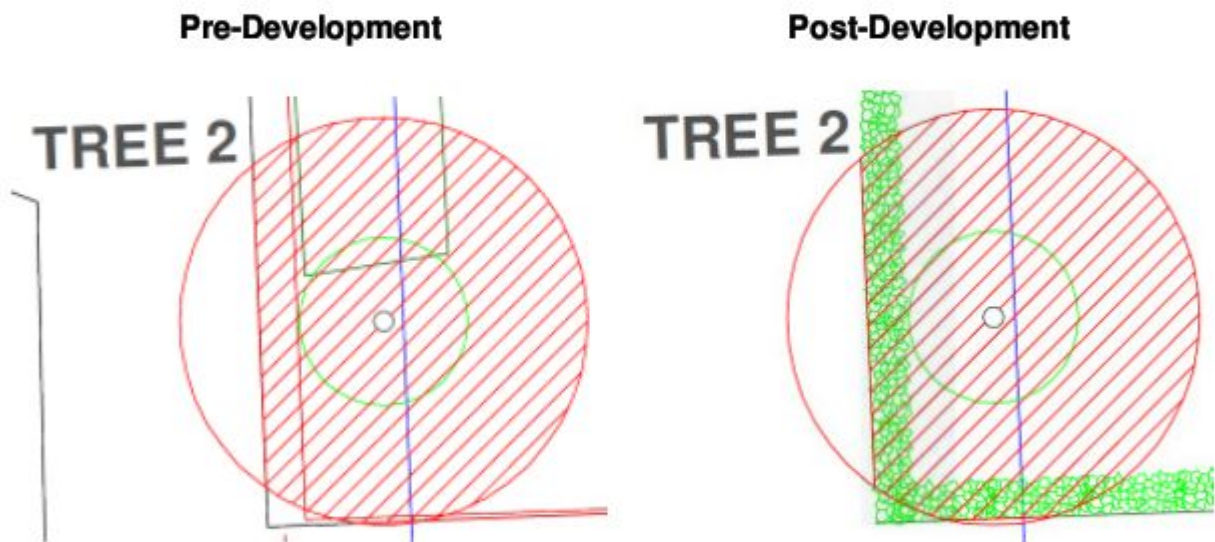
The diameter of tree 1 is 320mm which gives a root protection radius of 3.2m and an associated RPA of 32.2m².



The pre-development RPA is completely contained within a soft grass landscaping area outside the development boundary. The proposed development respects and retains 100% of the RPA as soft landscaping. The new dwelling will therefore have no adverse impact on tree 1.

Tree 2

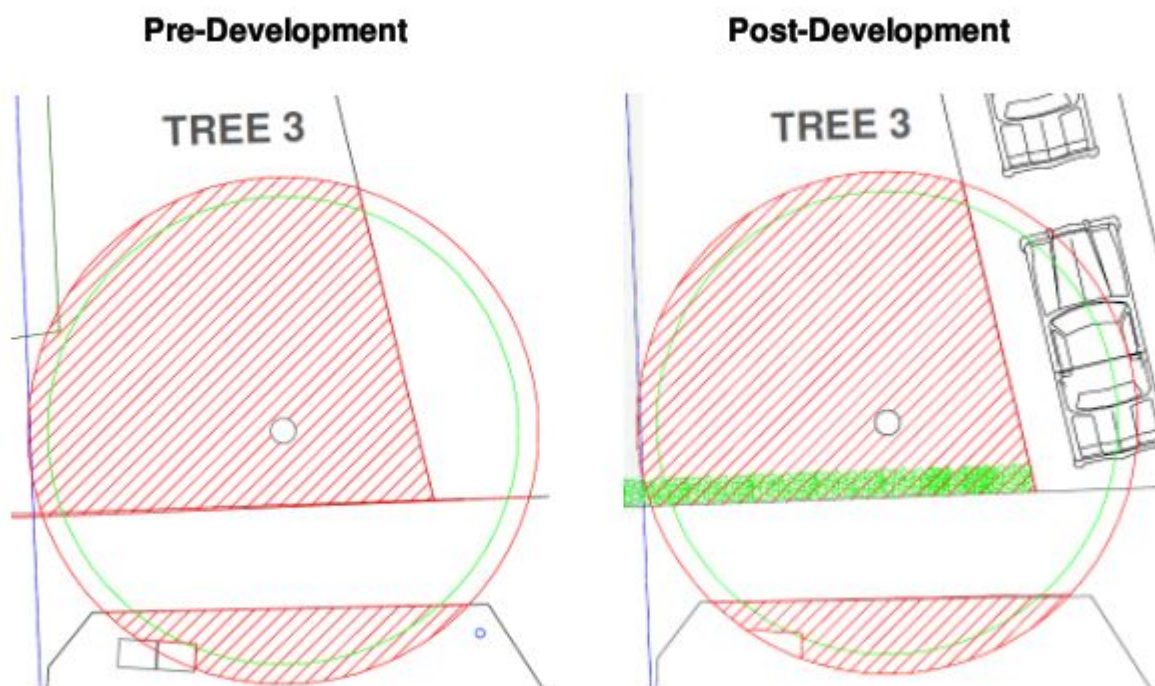
The diameter of tree 2 is 240mm which gives a root protection radius of 2.4m and an associated RPA of 18.1m².



The paved area of the adopted highway encroaches 2.5m² into the pre-development RPA which represents about 14%. The proposed development retains and protects the remaining 86% of the RPA as soft landscaping. The new dwelling will therefore have no adverse impact on tree 2.

Tree 3

The diameter of tree 3 is 430mm which gives a root protection radius of 4.3m and an associated RPA of 58.1m².



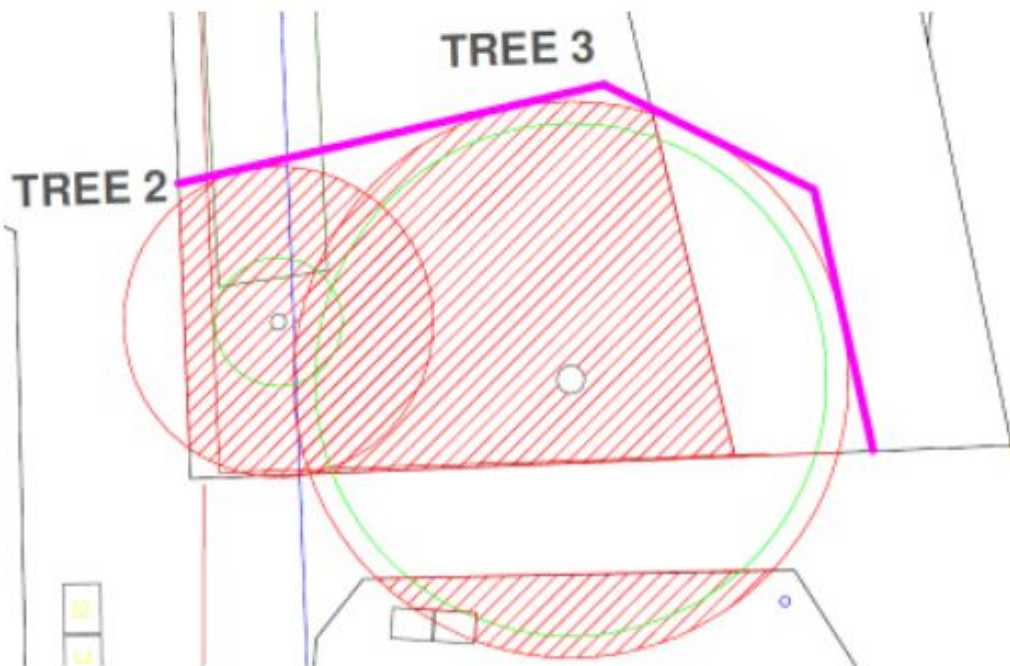
The existing gravel drive and tarmac footpath encroach into the pre-development RPA covering a total area of 22.3m². This represents about 38%. The proposed development retains and protects the remaining 62% of the RPA as soft landscaping. The 38% of hard surfacing within the RPA has already compacted the underlying soil, and the mature tree remains vigorous and healthy. The new dwelling will therefore have no adverse impact on tree 3.

4. Tree Protection Measures

The tree protection measures that are required comprise the protective barrier fencing works which will cordon-off and safeguard root protection areas.

Protective barrier fencing is to be installed prior to commencement of the proposed development. No demolition, site clearance, building work or delivery of materials shall take place until the protective barrier fencing (PBF) is installed, sited and aligned in accordance with the Proposed Tree Protection plan.

Existing Tree Survey Showing Protective Barrier Fencing

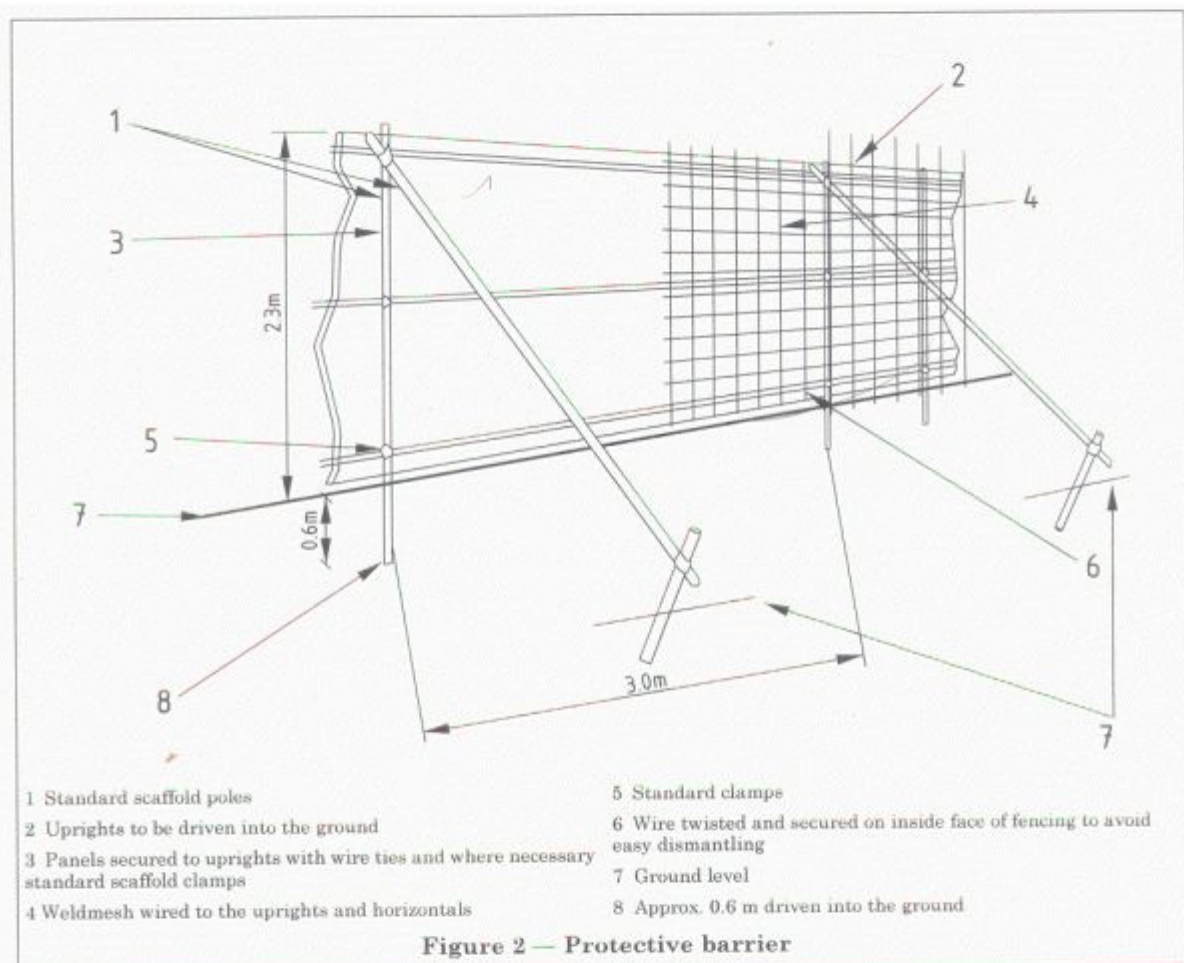


Proposed Tree Protection Plan Showing Protective Barrier Fencing



Protective barrier fencing should be designed according to the intensity and proximity of the proposed development to the retained trees. In order to protect trees where development activity is in close proximity, BS5837 defines protective barrier fencing to be: -

"a vertical and horizontal scaffold framework, well braced to resist impact with the vertical tubes spaced at a maximum of 3.0m. Onto this, weld mesh panels should be securely fixed with wire or scaffold clamps. Weld mesh panels on rubber or concrete feet are not resistant to impact and should not be used."



Signage denoting the words *"tree protection area"* at 5.0m intervals should be fixed to the protective barrier fencing.

Protective barrier fencing in accordance with this arboricultural statement and the Proposed Tree Protection plan are to remain unaltered and in situ for the entire duration of the construction.

The only hard surfacing required within the root protection areas is already in place. This comprises the existing gravel drive and tarmac pavements. Hand dug trenches and root pruning will therefore not be necessary, as the existing hard surfacing within the root protection areas will remain in situ.

5. Prohibited Activities Within RPA

In order to ensure the safe retention of all trees: -

- Mechanical digging or scraping will not be permitted within defined root protection areas, or within areas cordoned off by protective barrier fencing.
- No spoil shall be mounded, spread or stored within the root protection area of any tree.
- Fires will not be permitted within 10 metres of any vegetation.
- Machinery, plant and vehicles will not be permitted to be washed down within 5 metres of any vegetation.
- Leaning objects against trees, or attaching objects to a tree will not be permitted.
- Chemicals and materials will not be transported, stored, used, or mixed within a root protection area, or within any area cordoned off by protective barrier fencing.
- Protective barrier fencing will only be removed once the building construction has been completed.

6. Timetable for Tree Protection Works

The tree protection measures will be phased as follows: -

1. All tree works will be carried out in accordance with this arboricultural report.
2. The protective barrier fencing will be installed.
3. All construction and hard landscaping works will be undertaken.
4. The protective barrier fencing will be removed.
5. All soft landscaping works will be undertaken.

No site personnel are to be present and no demolition, site clearance, building work or delivery of materials is to occur until the protective barrier fencing (PBF) is installed.

Protective barrier fencing in accordance with this arboricultural statement and the Proposed Tree Protection Plan are to remain unaltered and in situ for the entire duration of the construction.

7. Summary and Conclusions

Based on the evidence presented within this report, the proposed development at 1 Braishfield Road will not have any adverse impact on the 3 trees that could be affected. This is based on the following conclusions of the above report: -

- There are 3 mature or middle-aged trees within, or just outside the development site boundary.
- All 3 trees are desirable for retention.
- The root protection areas of all 3 trees remain unaffected by the proposed development.
- Protective barrier fencing will be installed prior to commencement of development and will cordon-off and safeguard all root protection areas.
- No excavation will be necessary, and no harmful operations will be allowed within root protection areas.
- The protective barrier fencing will remain in situ for the entire duration of the construction process.

In light of this Arboricultural Assessment, Havant Borough Council are respectfully requested to confirm that the proposed development accords with local and national planning policy relating to tree protection and is therefore acceptable.