



RE. Arboricultural Impacts at 17 Victoria Avenue, Hayling Island, PO11 9AJ

The following comments were provided the local authority arboricultural officer regarding the proposed single storey extension and associated landscaping at 17 Victoria Avenue:

There are two TPO trees on site that are impacted by the proposed development- T1 Sycamore & T2 Oak both with a BS 5837 Category of B.

We would require the total RPA percentage incursion into both tree RPAs along with the total incursion into T1- as the dwelling already sits significantly within the RPA of the Sycamore.

In addition to this we would require an AMS with greater detail in terms of the type of foundations to be used for the construction of the extension.

Within the AIA, the RPA of the sycamore (T1) has been amended to account for the surrounding buildings. Attached to this document are three Discussion Plans showing the following:

- Discussion Plan 1 – This shows the unamended RPA of T1 ignoring the surrounding buildings. It has an RPA of 11.0m radius and 383.0m². With this RPA the extension encroaches by 2.6m² (0.7%) and the patio by 1.7m² (0.4%) so a total of 1.1%.
- Discussion Plan 2 – This shows the RPA amended to exclude the existing dwelling and neighbours house but not the garages to provide an RPA of 11.9m radius and 383.0²m. This is not completely unreasonable given that the garages are relatively light weight structures, and the presence of roots beneath could not completely be ruled out without a root investigation. This results in an encroachment of 5.1m² (1.3%) for the extension and 3.0m² (0.8%) for the patio, so a total of 2.1%.
- Discussion Plan 3 – This shows the RPA amended to exclude the existing dwelling, neighbours dwelling and both garages. This is a worst case scenario RPA which was used in the submitted AIA and has a radius of 13.2m (383m²). This requires an 8.5m² (2.2%) encroachment for the extension and a 4.7m² (1.2%) encroachment for the patio, resulting in a total encroachment of 3.4%.

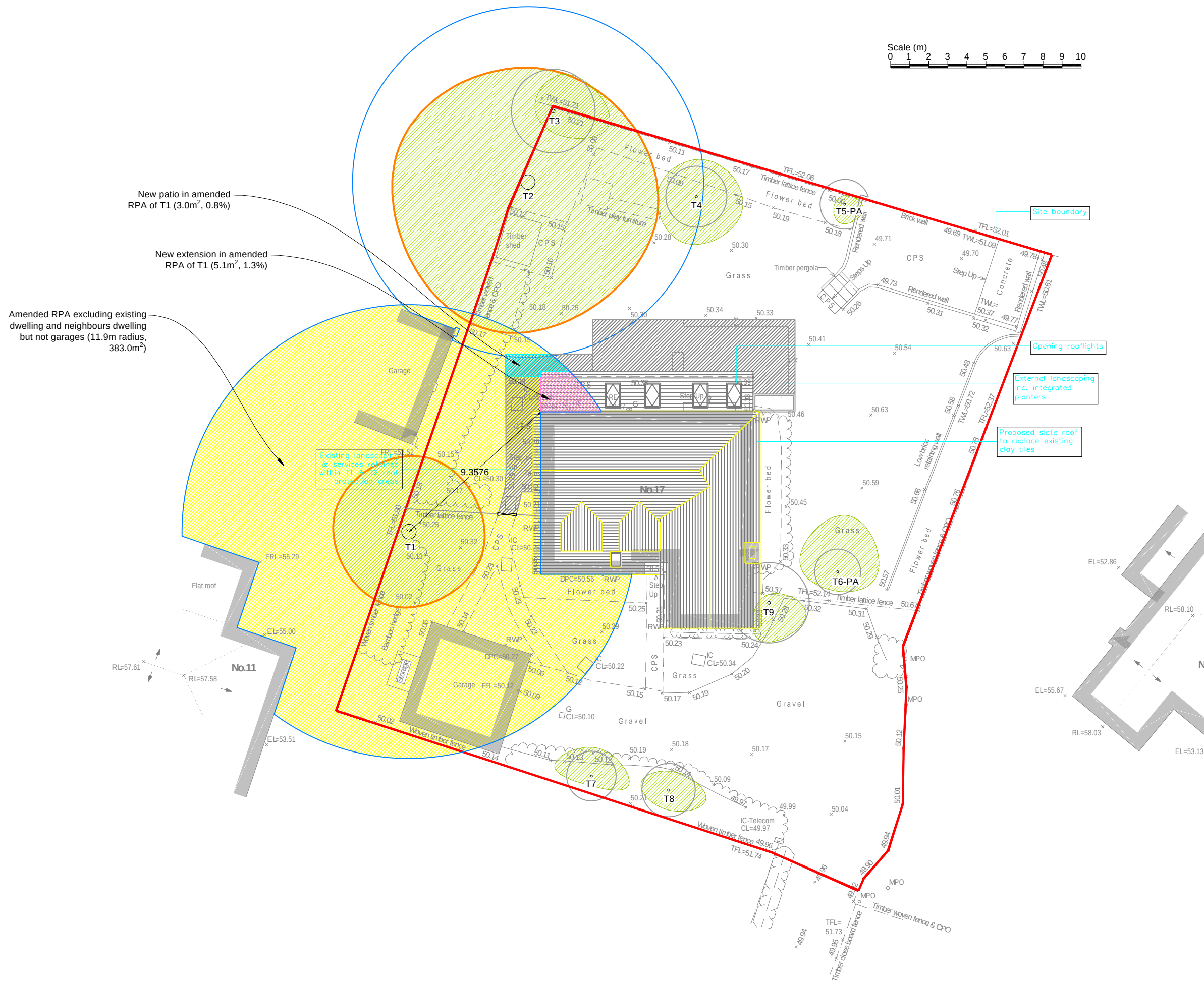
The encroachment in Discussion Plan 3 is what is quoted in the submitted AIA. This area can be mitigated contiguous with the RPA outside the footprint of any of the existing/proposed hard landscaping or building footprints. As an extension and therefore needing to match the FFL of the existing ground floor of the dwelling, there is no foundation design that can be used to avoid any excavation, however the use of piles can be explored by an engineer at the detailed design phase of development. A detailed arboricultural method statement including the foundation specification could be secured by appropriate planning condition.

If you have any queries regarding the above, please don't hesitate to contact me.

Yours sincerely



Peter Davies Arboriculturist
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- Key:**
- Root protection area for category B* tree to be retained
 - Root protection area for category C* tree to be retained
 - Canopy of tree with TPO to be retained
 - Canopy of tree without TPO to be retained
 - New building footing within amended RPA of T1
 - New hard standing within amended RPA of T1
 - Amended RPA of T1

* Tree categorised in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.

Tree survey schedule contains further information for each tree.

This drawing should be viewed in colour.

Tree numbers suffixed with PA indicate the tree position is approximate.

Drawing no: PJC/6771/25/X2 Rev: - Sheet number: 1 of 1

Client and site:
Hayler Davies Achitects

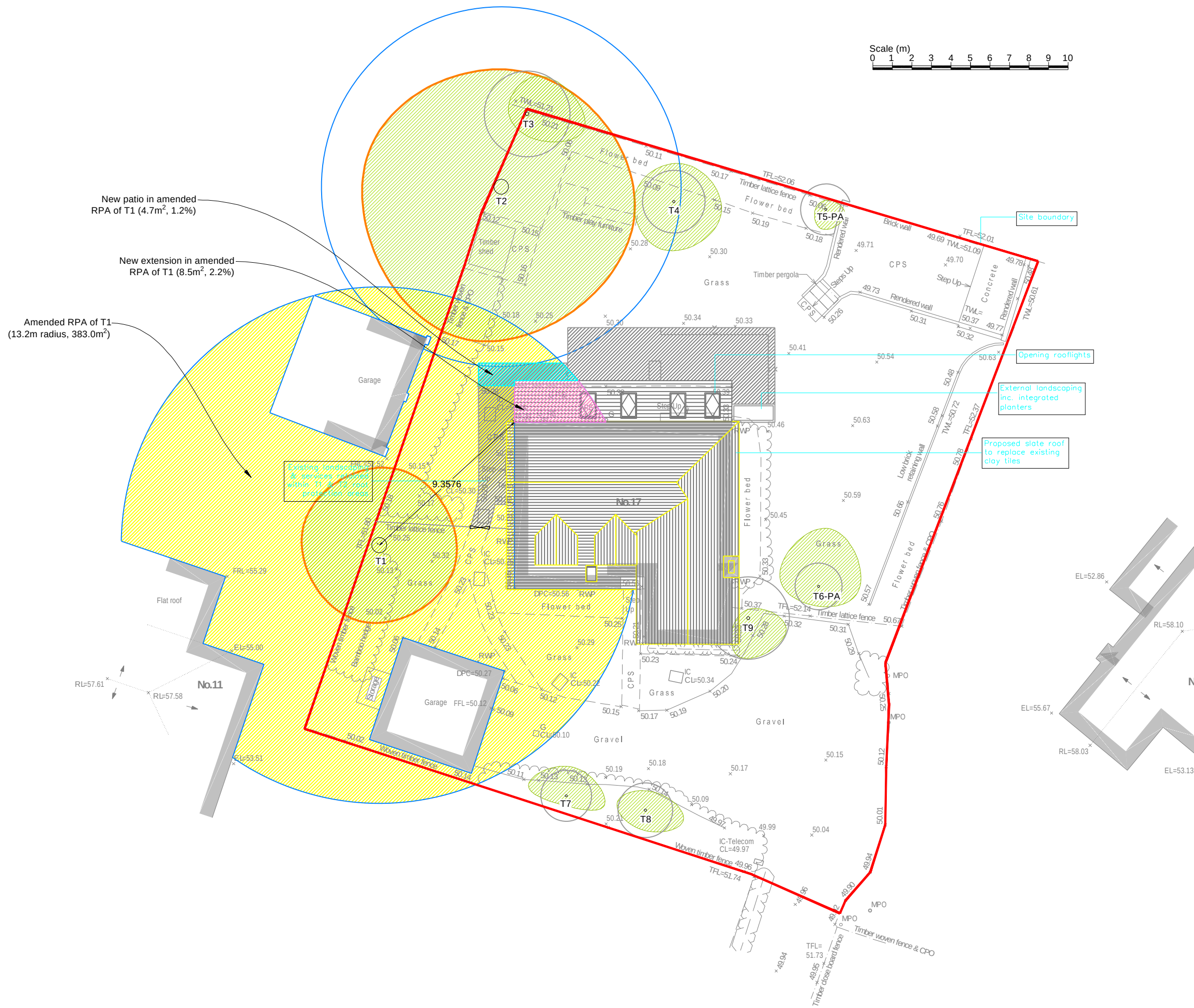
17 Victoria Avenue
Hayling Island
PO11 9AJ

Drawing title: Discussion Plan 2

Date drawn: 13/03/2025

Scale: 1:200 at A3

Drawn by: PD **Checked by:** LW



- Key:**
- Root protection area for category B* tree to be retained
 - Root protection area for category C* tree to be retained
 - Canopy of tree with TPO to be retained
 - Canopy of tree without TPO to be retained
 - New building footing within amended RPA of T1
 - New hard standing within amended RPA of T1
 - Amended RPA of T1

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Client and site:
Hayler Davies Achitects

17 Victoria Avenue
Hayling Island
PO11 9AJ

Drawing title: Discussion Plan 3

Date drawn: 13/03/2025

Scale: 1:200 at A3

Drawn by: PD **Checked by:** LW