

Proposal Overview

The proposed development involves a change of use from self-contained flats to a single large House in Multiple Occupation (HMO). This approach has been specifically selected to retain the existing building footprint and minimise any potential impact on surrounding trees and natural features.

Site Constraints and Pre-Application Advice

Following pre-application advice for the redevelopment of the site, it was identified that the presence of mature trees represents a key constraint. As a result, the decision was taken to maintain the original footprint of the building, avoiding any encroachment into sensitive areas associated with tree root systems.

Tree Protection Measures

All proposed works have been carefully designed to take place outside of the Root Protection Areas (RPAs), as identified on the approved Tree Plan. No excavation, foundation works, or structural alterations are proposed within these protected zones. This ensures that the health, stability, and long-term viability of the existing trees are preserved.

Design Approach

The overall scheme has been developed with a clear objective to avoid any adverse impact on existing trees or natural features on site. The layout, building footprint, and construction methodology have all been informed by arboricultural constraints to ensure full compliance with best practice guidance and local planning policy.

Conclusion

By retaining the existing building footprint and ensuring all works are located outside of designated RPAs, the proposed change of use to an HMO achieves a sensitive and sustainable approach to development. The scheme safeguards existing trees and natural features while allowing the efficient reuse of the building with minimal environmental impact.