From:	Massey, Steven
To:	Stannard, James
Cc:	Planning (SMDC)
Subject:	SMD/2017/0259 - 246 Leek Road, Endon
Date:	15 August 2017 09:51:13

James,

Area A6 under TPO No. LR.7 protects an area of trees across the frontages of 246 and 248 Leek Road. Of particular note in relation to this application is a large mature Sycamore situated on the common boundary between these two properties, being the tree closest to the proposed development. This tree has been referred to by the neighbour in their comments.

The proposal comprises side extension to extend the footprint of the existing garage further towards the side boundary, but no further forward towards the Sycamore, and the extended footprint would be outside the Root Protection Area of this tree. The development would therefore have no harmful impact on the root system.

The proposal also comprises first floor extension over the (extended) presently single storey garage, to provide new main bedroom accommodation. The front elevation of the first floor element would be set back in line with the main front elevation of the house, rather than at the slightly projecting level of the existing porch and garage elevations. Notwithstanding this, the crown of the Sycamore would anyway be well clear of all parts of the existing/extended dwelling, and no pruning would be required to accommodate the proposed development.

The principal window of the master bedroom in the first floor extension would have an outlook partly towards, and looking beneath, the crown of the Sycamore. However, it is considered that this would not be so close or so severe as to lead to undue pressure for significant crown reduction. The tree remains protected by TPO, and any subsequent pruning proposals would be subject to LPA consent.

In conclusion, the proposed development would not cause harm to protected trees, nor require work to protected trees in order to accommodate the extension, and I have no objection to this application. Given that the plot frontage between the trees and the dwelling is already fully hard surfaced as parking/turning area, and that the crown of the trees is, at closest, a good few metres clear of the proposed extension, there would in this instance be no requirement to impose temporary tree protection conditions in the event that planning permission is granted. I would however request that the following informative be added to the decision notice:

1. It should be noted that trees at the frontage of the application site 246 Leek Road and adjacent property 248 Leek Road, including the mature Sycamore at the shared boundary closest to the proposed extension, are protected by Tree Preservation Order. The planning permission hereby granted does not authorise any work to these trees, and specific consent following separate application to the local planning authority under the terms of Tree Preservation Order would be required to carry out any such work other than where specified as exempt under the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

Steve Massey

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