Williams, Karen

From: Planning Comments (SMDC)
Subject: FW: SMD/2018/0448 - 112 Draycott Road, Upper Tean

From: Steve Massey
Sent: 25 September 2018 17:16
To: Johnston, Christopher
Cc: Planning Comments (SMDC)
Subject: SMD/2018/0448 - 112 Draycott Road, Upper Tean

Chris

I have no objection to the layout and siting; there would be sufficient distance from the southern (Draycott Road) boundary to avoid direct encroachment of new structures/infrastructure within the Root Protection Areas of the established mature trees along this boundary hedgeline. A condition is suggested to secure provision of temporary tree protection fencing during construction.

Meanwhile the floor layout and fenestration is designed to take advantage of the open northerly aspect, such that only hall, cloakroom, landing and bathroom windows face towards these mature trees and there would be no problem with shading or overbearing issues affecting principle accommodation or outlook.

It is noted that this application seeks approval of landscaping as a reserved matter, amongst others; however, there appear to be no landscaping proposals submitted. This could be readily addressed by a "notwithstanding any indication (or absence of) …." type condition requiring submission and approval of a suitable landscaping scheme. This need not be unduly onerous, nor prescriptive for a single dwelling's private garden layout/treatment, as the development would be fairly well filtered/screened by the existing hedge/trees along Draycott Road and is not prominently visible in publicly available views from the north. There would be opportunity to secure some landscape enhancement and give the development a setting in the landscape, and I would suggest mixed native species hedge planting, including some native standard hedgerow trees, to be planted along the eastern and northern boundaries of the proposed site/domestic curtilage which do not follow existing boundaries but have mid-field alignments.

I have no objections to this application, but would request the following conditions be imposed in the event that the reserved matters application is approved:

1. Before the commencement of development (including any demolition, site clearance, site stripping or site establishment) temporary protective fencing and advisory notices for the protection of the existing trees to be retained shall be erected in accordance with guidance in British Standard 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*, and shall be retained in position for the duration of the period that development takes place, unless otherwise agreed by the LPA. Within the fenced areas there shall be no excavation, changes in ground levels, installation of underground services, provision of hard surfacing, passage of vehicles, storage of materials, equipment or site huts, tipping of chemicals, waste or cement, or lighting of fires unless otherwise agreed by the LPA.

2. Notwithstanding any indication on the application form, or any absence of landscape proposals on the plans hereby approved, before the commencement of development (including any demolition, site clearance, site stripping or site establishment) a landscaping scheme shall be submitted to and approved by the LPA. Such a scheme shall in particular make provision for new mixed native hedgerow planting, including native standard trees, to the northern and

eastern boundaries of the site, and shall include full details of all new trees, shrubs and other planting, giving specification for species, positions, planting sizes and numbers/densities of all new planting. The landscaping scheme so approved shall be fully implemented before the end of the first available dormant season (November to February inclusive) following completion of the development hereby approved. The trees and shrubs planted in accordance with this landscaping scheme shall be properly maintained for a period of 5 years following planting. Any plants which within this period are damaged, become diseased, die, are removed or otherwise fail to establish shall be replaced during the next suitable season.

Steve Massey

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