From: Steve Massey
Sent: 14 June 2019 16:24
To: Stannard, James
Cc: Planning Comments (SMDC)
Subject: SMD/2019/0248 - Greenway Cottage, Bagnall Road, Bagnall

Categories: Blue Category

James

This application proposes to extend the existing garage footprint to the south-west and also to extend the garage upwards by the addition of a first floor extension, whilst also changing its use to ancillary domestic accommodation.

At Section 6 of the application form, it is stated that there are no trees on the application site or adjacent land which are within falling distance of the proposed development. This is clearly incorrect; the garage sits partially within a belt of large mature Sycamore trees protected as Group G5 under TPO No. SM6, extending along the highway boundary of the site and also across the north-eastern frontage to the adjacent track and golf course. The trees are approximately twice the height of the main house, with lateral crown spread extending substantially directly over the garage.

No tree survey/arboricultural impact assessment report is submitted with the application; whilst such a report could be requested, it is apparent that the rear extension to the garage would result in new footprint foundations or slab which is likely to encroach within the Root Protection Area of at least one of the trees, with associated potential for damage to roots through severance and/or ground compaction.

In addition, the living conditions within the proposed new accommodation would be very poor due to the close proximity and overhanging presence of the belt of protected trees to the south-east and north-east of the garage. This would create an oppressive living environment due to shading, heavily restricted outlook, and significant overbearing effect of the trees. As a result of these issues, together with perception/fear of potential damage due to falling branches and/or whole trees, and onerous maintenance requirements due to falling and accumulated seasonal minor debris, it would be anticipated that there would be pressure for otherwise unnecessary felling and/or substantial crown reductions which, although the trees are protected, would be more difficult to resist if we grant planning permission for an inappropriate development.

The application would be contrary to Policy NE2 of the examination submission Local Plan, and to the Council's adopted Tree Strategy.

I object to this application due to likely harmful impact on protected trees, and inappropriate proximity relationship with protected trees creating poor living environment, and recommend that planning permission is refused.

Steve Massey

Arboricultural Officer / Development Services
Staffordshire Moorlands District Council and High Peak Borough Council

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