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To: [Lisa Jackson](#)
Cc: [Planning Comments \(SMDC\)](#)
Subject: SMD/2024/0406 - Longslow House, 88 Caverswall Road, Blythe Bridge
Date: 23 December 2024 11:13:04
Attachments: [image001.png](#)

Lisa

Apologies for the delay in providing comments on this application seeking full planning permission for the erection of a new detached dwelling within the curtilage of Longslow House.

Originally there were 2 mature trees within the curtilage protected under TPO No. SM.101. However, both trees have been removed (as authorised in 2018) due to disease and decline. It is apparent from your site photos saved to the application file that any other (non-protected) significantly-sized trees visible on 2018-20 air photos in the vicinity of the proposed new dwelling footprint have also already been removed.

The area of the site proposed for the new dwelling is now open and devoid of trees. The application shows that the existing access and drive would be shared to serve both the existing and new dwellings, and therefore trees elsewhere within the extensive grounds would not be affected by access arrangements.

No significant existing trees would be affected by the proposed development, and I have no objection to the application on grounds of loss of or impact on trees. Specific tree protection conditions would not appear to be necessary in the event that planning permission is granted.

There is a public footpath (No. 2 Forsbrook Parish) traversing the field to the rear (east) of the site, from where the proposed new dwelling would be readily visible but seen in the context of existing dwellings on the edge of the village and therefore not separately prominent and intrusive as a stand-alone new building in an otherwise undeveloped area. A condition should be imposed to secure permanent retention of existing hedge, trees and shrubs along the eastern boundary of the curtilage of Longslow House, in the event that planning permission is granted.

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