

From: [Steve Massey](#)
To: [Lisa Jackson](#)
Cc: [Planning Comments \(SMDC\)](#)
Subject: SMD/2025/0116 - 10 Spinney Close, Endon
Date: 12 May 2025 12:29:11
Attachments: [image001.png](#)

Lisa

Application proposes two-storey front and side extensions, and single-storey rear extension, with site containing a mature Oak tree at the rear boundary protected as T2 under TPO No. SM.302 (denoted "T1" on the application plans) and a mature Birch at the front highway boundary protected as T4 under TPO SM.302 (denoted "T2" on the application plans).

Although the trees, their nominal Root Protection Areas (RPAs) and temporary tree protection barriers are indicated on the revised "Proposed Plans and Elevations" plan (Drg. No. 0110-02 Rev i.), there is no tree report and the RPAs are not demonstrably derived in accordance with British Standard 5837:2012. "T1" at the rear boundary, in particular, appears to have a substantially under-represented RPA.

If following BS 5837 correctly, the RPA radius of 5.3m for "T1" stated on the plan would derive from a single-stemmed tree of stem diameter of only 44cm, but the Oak clearly has a stem diameter substantially in excess of this. I would estimate (from application site photos only) that this tree has a stem diameter in the region of c.75 - 80cm, resulting in an RPA radius of c.9.0 – 9.6m.

That said, the proposed rear extension footprint, together with indicated drain runs, would still be located outside the more realistic/correct RPA radius of around 9.6m or so for the Oak, and therefore should not lead to any significant damaging impact on this tree. However, to ensure this, the fenced construction exclusion zone to respect the correct RPA (eg to avoid vehicle access, excavations, materials storage during development etc) would need to be notably larger than currently shown.

Given surrounding shrubs and dense Ivy cover, it is not possible to reliably estimate the stem diameter of the Birch "T2" from file photos, although from memory from when the TPO was made (in 2017) the stem is perhaps of the order of 50cm diameter leading to an RPA radius of c.6m – this is likely to be a bit larger than indicated on the application plans, but clearly the proposed front extension would still be comfortably outside such as RPA and there is also some leeway/expansion room between the indicated RPA and the edge of the proposed altered drive/vehicle standing on the site frontage. Therefore I consider that the proposed development would also be unlikely to have significant detrimental impact on the Birch – again subject to appropriate temporary tree protection measures during construction. However, the RPA barrier for the Birch "T2" also needs to return along the front boundary to full enclose a construction exclusion zone – otherwise it will be too tempting and convenient for building contractors to use this area for informal parking and/or materials storage during construction.

In conclusion, I have no objection to this application on grounds of impact on trees, but would request that the following condition be imposed in the event that planning permission is granted:

1. Notwithstanding any indication of Root Protection Areas and temporary protection barriers for trees to be retained shown on the plans hereby approved, the first action on commencement of development, prior to any further action (including any demolition, site clearance, site stripping, site establishment or formation/improvement of temporary/permanent access) shall be the erection of temporary tree protection barriers and advisory notices at positions reflecting accurate Root Protection Area radii for the existing trees to be retained, derived in full accordance with guidance in British Standard 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*, and these barriers and notices 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.

Steve Massey Arboricultural Officer

Development Services

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