

From:

To:

Cc:

Subject:

SMD/2025/0269 - 9 Basford Bridge Lane, Cheddleton

Sent:

24/10/2025 12:39:44

Reuben

The application has been amended, and now seeks planning permission for Proposed First Floor Extension Over Existing Garage and Single Storey Extension To Rear, as indicated on GNC Architectural Services "Planning Drawing" No. GNC/24/121/1 Revision C, and my comments below address the proposed scheme as set out on the Rev C plan.

Summary: no objection subject to condition.

An arboricultural report in accordance with BS 5837:2012 accompanies the application, although is in its original format relating to the application as initially submitted and does not therefore relate directly to the amended scheme as now proposed under Rev C. However, this is of no significant consequence as the amendments have in fact scaled down the proposal and now omit the previously shown two-storey side extension, with the result that potential impact on trees has been reduced rather than increased. Some mature trees to the western side of the dwelling are protected under TPO No. SM.174; these include a mature Sycamore denoted as T4 in the application arb report (and as T5 in the TPO). A former TPO-protected tree (denoted T1 in the TPO) is not shown in the arb report, having been recently removed. This was a large mature Beech c.11m due west of the dwelling, but was removed due to significant crown decline and substantial decay to the main stem, necessary authorisation having first been obtained and confirmed. Trees to the front, rear and eastern side of the dwelling are not protected, although in most cases are nonetheless very significant, and are also included in the application arb report. No trees need be removed to accommodate the presence or construction of the application scheme.

The proposed first floor extension would be above and built off the existing attached garage, so whilst the footprint area of the longstanding garage itself is almost entirely within the nominal circular Root Protection Area (RPA) of a mature Beech tree denoted T2 in the arb report, the first floor extension above would not create additional footprint beyond existing. The existing garage is considered likely to have restricted, prevented and/or already affected any tree roots within the building footprint, and therefore even if strengthening of existing foundations is required (eg by underpinning) to support the additional weight of the proposed extension above, this is unlikely to have any significant adverse impact on the modified root system of Beech T2. Minor crown pruning at the outer western lateral extent of T2 may be required to accommodate the presence and construction of the first floor extension, but could be carried out acceptably without detriment to the condition or amenity value of the tree and would not require separate authorisation. No new windows are shown on the eastern elevation of the first floor extension facing directly towards the crown of T2, so there would be no issues of shading/obstructed outlook created.

The eastern end of the proposed rear extension would extend very slightly further eastwards than the existing garden room it would replace, and this would marginally be within the outer edge of the nominal RPA of Beech T2. However, this area of slightly enlarged footprint would be within the current extent of the raised paved patio and steps which have already modified the root zone; furthermore the proposed replacement terrace would not extend quite as far eastwards towards the tree as the existing arrangement does already. I consider that the proposed changes here would have no adverse impact on the tree's roots.

Overall, the proposed development as now amended would have no significant adverse impact on the condition or amenity value of existing trees. Temporary tree protection measures should be employed to guard against vehicle/machinery access, materials storage, and other construction activities within the RPAs of nearby trees where these extend across unmade/unsurfaced ground – essentially this applies to trees T1, T2 and T4 as denoted in the application arb report

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

1. 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 for the protection of the existing trees to be retained in proximity to the development hereby approved, in 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. For avoidance of doubt, this requirement shall relate specifically to trees denoted T1, T2 and T4 in the Tree Heritage Arboricultural Report reference THL-R25-52 submitted with the planning application hereby approved. 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

High Peak Borough Council and Staffordshire Moorlands District Council

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