

Tree Report

**PLANNING APPLICATION FOR THE CONVERSION AND CHANGE OF USE FROM A DOMESTIC
GARAGE TO A SINGLE HOLIDAY LET ACCOMODATION AT 137 WILLOW DRIVE,
CHEDDLETON**



Photo courtesy of Google Maps

May 2026

Introduction/Context

This report presents the information gathered on the site at 137 Willow Drive on 12th May 2026 in relation to the proposed development and the arboricultural impacts across the site.

The report provides assessments on how the proposed development is likely to impact upon the trees, if any work needs to be undertaken to the trees to facilitate the development, or if any require removal.

The site was surveyed on the morning of 12th May. The survey only consisted of a visual tree assessment; no further methods or equipment were used to identify conditions of the relevant trees. The survey was conducted from ground level, and the weather conditions gave fair visibility. Crown spread and trunk girths and canopy heights were measured during the survey, however, trees are living organisms and although their condition and structures can be assessed, total confidence in this is not realistic as going forward - the lifespan of the tree can be highly unpredictable and susceptible to climate, conditions, etc.

The site has already been subject to some groundworks and relandscaping which are incomplete and have not taken RPZs of trees into consideration; however, this assessment will only consider the works that are to be undertaken as a result of this development. The site is the garden curtilage of the property which lies on the outskirts of the Cheddleton estate, bordering the fringe of wider ancient semi-natural woodland. The site is subject to a blanket TPO, so all trees within the site benefit from protection. There are numerous individual trees within the site, however 5 are located within the southwest corner and have been assessed in relation to the proposed development. T1 is a mature Lyme tree which has been historically pollarded, T2 and T3 are mature Horse Chestnut trees and T4 and T5 are semi-mature Maple trees. No works to or the removal of any tree is required to facilitate the development, and the trees are considered to be a substantial distance from the development area to conclude that there will be no adverse impacts as a result of the proposed development.

Proposal

The proposal is to convert the detached double garage and operate it as a single holiday let. The conversion of the building will not lead to any impact on protected trees, providing a condition is applied which restricts the storage of materials and machinery within the RPZ of any tree. As the rear of the garage conversion is contained within a fenced area, deliveries will be made in front of the building and taken in through the existing door openings. This area is already hard surfaced and not within the vicinity of any protected tree.

A detailed description of the proposal is contained within the supplied Design & Access Statement.

Landscaping/Access

The brick wall joining the garage to the dwelling shall be removed to form an opening between the two buildings. This will provide access to an extended parking area for the property. It shall be permeable block paving, to match the existing driveway.

There is only a minor encroachment of the very outer fringe of the RPZ of T3 within the development area, however the RPZ calculation is based off the trunk diameter, and given other factors, such as changing ground levels, it is unlikely that such encroachment will have any impact of the tree. It is deemed that no specialist construction methods will be required for the formation of the driveway extension given the distance from the tree.

Impacts/Mitigation

No considerable part of the RPZ of any tree in the Southeast corner of the site encroaches into the development area. As the development only consists of the conversion of an existing garage and

extension to the driveway, there shall be no excavations for foundations etc that could affect the root system of the trees. The canopies of each tree have all been lifted, historically, so it would not be possible for any works or machinery to damage limbs of the trees.

It is not considered reasonable to introduce any temporary or permanent protection measures, whether that be ground protection or protective fencing due to the considerable distance between the development area and the protected trees. A condition would be welcomed which restricts the operation of machinery or storage of materials within the RPZ of any tree on the site throughout the course of the development. A full AMS is not deemed necessary due to the nature of the proposal and position of the trees. It should also be noted that the ground level raises up towards the trees, from the development area, again reducing the likelihood of works encroaching into the RPZs.

