Arboricultural Consultation Response

Application No:	**Location:**
25/01003/FUL	Land Rear Of 26-28 High Street, Fenstanton
Case Officer: KS	**Proposals:** Proposed Erection Of a Self-Build Detached Dwelling Along with Conversion Of Existing Garage Into Carport And Associated Works

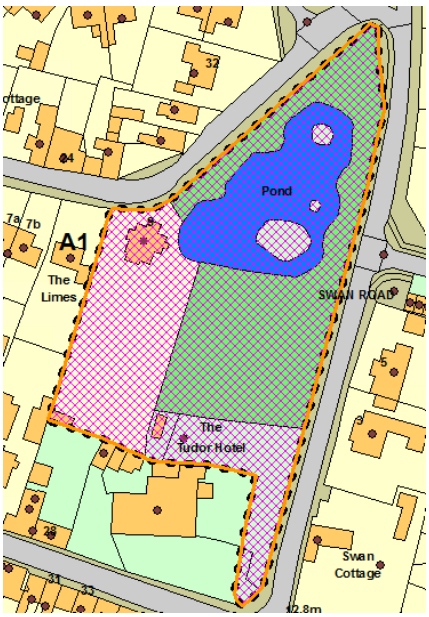
Observations:

An application has been submitted for the erection a single detached dwelling at the above address.





The site is located within a Conservation Area, and there are Tree Preservation Orders in place on trees that could be affected by development, and such, consideration of these needs to be made.





An Arboriculutural Impact Assessment and Tree Protection Plan/Method Statement have been provided, which demonstrates that damage during the construction damage could theoretically be avoided. However, no working space has been provided for scaffolding or working space around the building.

A previous application was Withdrawn following feedback that the garden and buildings were too close to the large Ash tree.



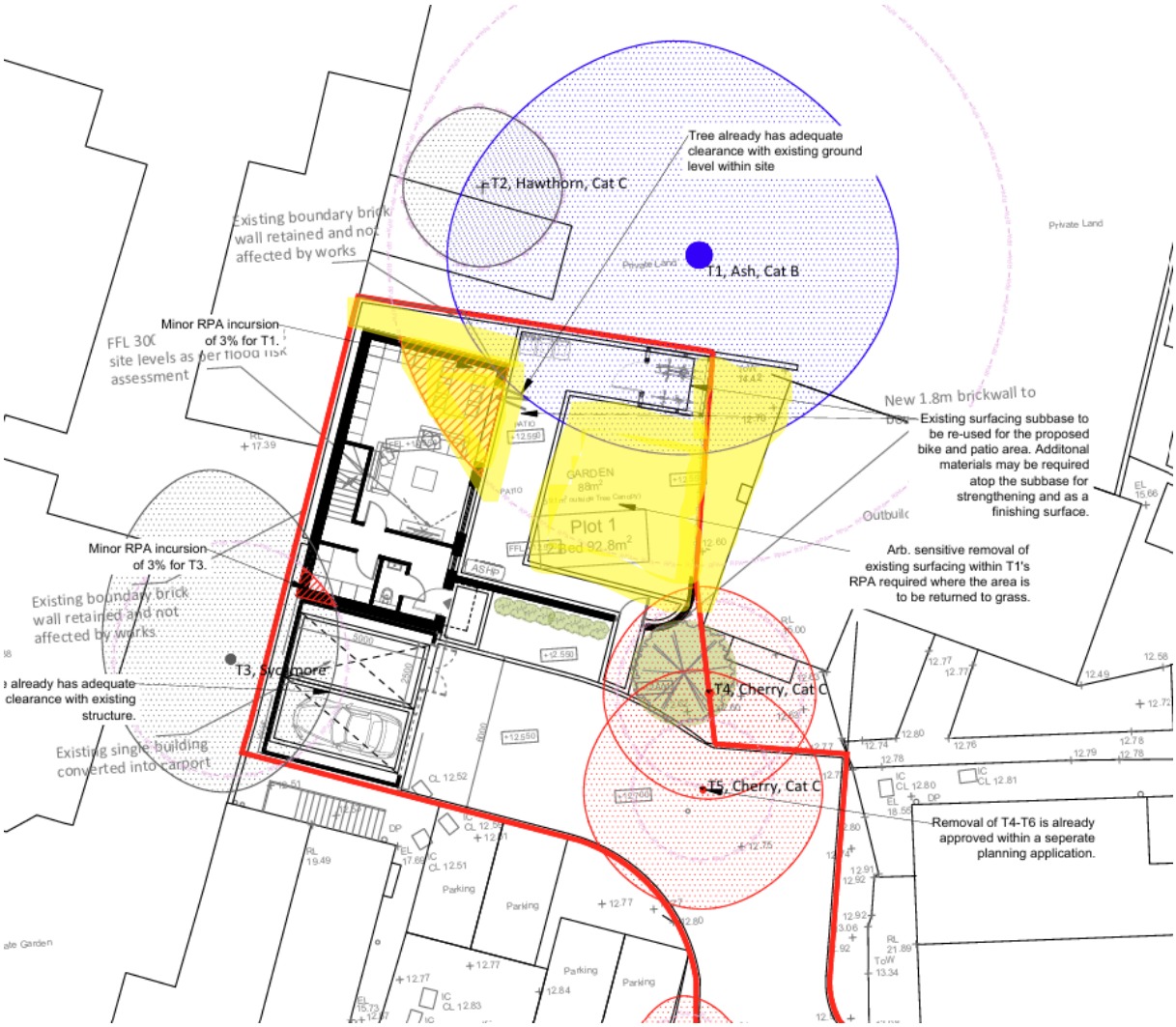


Please note the images above appear to show that pruning works, to cut branches away from the site has been completed since this application. Aerial imagery also confirms this. (see 1st 2 photos above). No application for these works to the TPO's tree have been received or processed in relation to the tree.

Much of the construction work within the Root Protection Areas will take place on top of existing surfaces, which would proivide acceptable protection to the roots during this period. The existing surface will be critical to avoidance of damage to the Roots below. The bike store is likley to have detritus and debris landing on it regularly.

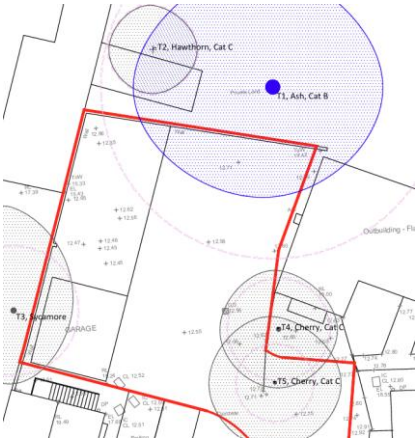
The NPPF and HDC's polices state that any buildings/structures should be located outside of the RPA. Other locations are available for the bike store. This is avoid issues with falling debris, detritus and bird guano. These are likely to cause on going frustration with the residents and increase pressure for removal and inappropriate pruning.

A maximum incursion into the RPA of 20% is allowable if it is essential. The Arb Survey shows an incursion of less than this for the foundations, but there are repeated incursions which should be avoided. The use of trench foundations would also cause extensive damage, so should be avoided. Pile and Beam, or cantilevering would result in less damage.



All of the areas highlighted in Yellow are of concern, and the area covered by this is significantly more than the 20% that would make the project completely unacceptable. Legislation is clear that repeated incursions into the RPA should be avoided.

It is noted that the Red Line Boundary changes on different maps and this will hugely affects the developments potential to impact the RPA (See Below). Presumably soft and hard landscaping will need to continue up to the boundary line/fence and not the red line as shown above.



The lawned area located within the RPA will require ‘Arb Sensitive removal of the existing surface’ before soft landscaping is completed. However this would not avoid damage, just minimise it.

Comments

Any incursion into RPA’s would need to take account of the presence of trees.

The tree has been pruned back from the development area, and the red lines appear to contradict each other.

The removal of topsoil and installation of a lawn under the canopy is likely to be damaging.

Trench Foundations would not be appropriate within the RPA.

Having said all of this, and now having visited the site, it appears that there is room for a small dwelling in this location.

I therefore have no significant objections to the project as long as the Tree Protection Plan and Method Statements are followed closely.

Recommendation: No Significant Objections

Signed: NS	**Date: 02/07/2025**