Jenny McIntee Architecture
119 Northampton Road
Wellingborough
Northants
NN8 3PL

21.10.2026

Application ref: 26/01643/FUL

Site address: Land South West Of 9 Bank Avenue Somersham

RESPONS TO REQUEST FOR SUBMISSION OF AMENDMENTS

Dear Charlotte

This is our response to the required amendments:

Issue	Our response
Insufficient information in respect of the submitted Arboricultural Impact Assessment- Non-compliance with LP31 of the Huntingdonshire Local Plan to 2036	**We categorically confirm that no trees are to be removed as part of this development**.
	We confirm that all services come in from the street and foul drainage goes to the front, therefore no trees will be affected by utility installations.
	Achieving a harmonious relationship between the completed development and the retained trees, maximising daylight and managing potential seasonal nuisance (BS 5837:2012 Clause 5.3.4): The site and building layout has been designed from the outset with the trees in mind. The non-habitable rooms (utility, plant and shower room) are located on the side closest to the treeline. Habitable rooms on that side are limited to the smallest bedroom 3 and the home office. The trees generally overhang as far as the bottom of the embankment (with the exception of T002 which encroaches further). The shape of the building is designed to step it away from the embankment. The closest window to the treeline is bedroom 3 and this is over 2m away from the outer edge of the tree canopy. To address concerns regarding shading / restricted daylight we have now amended the drawings to give bed 3 and home office velux roof windows with a clear view of the sky for maximum daylight. The size of the home office window has been increased too. This gives both rooms dual aspect light and with the benefit of having sky facing velux's, which guarantees unobstructed daylight to both rooms to satisfy requirements. See revised drawings 04E and 05F.

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	The side wall directly facing the trees is a gable end with no gutters. The south facing guttering above the office would be fitted with hedgehog gutter guards to stop leaves collecting and blocking the gutter. Two out of the three parking spaces are away from the tree canopy drip line, safeguarding vehicles from falling debris. The proposed permeable block paving provides a high-friction, non-slip finish to mitigate the risk from wet autumn leaves. In addition, a note has been added to drawing 03D (key) dictating that all paving slabs must have a non-slip finish. Given the narrow site the future owners will be aware of the established trees and they will see them when they decide whether to buy the house. There is no reason why they could not carry out regular professional tree maintenance and pruning where the tree canopies overhang the embankment, to prevent further encroachment towards the building. Future management will NOT require destructive lopping or topping and will be done to preserve the health and stability of the trees. Future pruning is a standard, minor maintenance exercise that complies with British Standards (BS 3998:2010) it is not a major intervention.
Overshadowing of Habitable rooms at first floor (home office and bedroom 3) from the Nature reserve to the east - Non-compliance with LP 14 of the Huntingdonshire Local Plan to 2036	We have increased the size of the home office window and added a velux roof window 550 w x 980 long to ensure daylight in the room. Velux windows on a roof slope let in at least twice as much light as a vertical window. See drawings 03D, 04E, 05F We have also added a velux roof window into bedroom three 550 w x 980 long. As demonstrated on the proposed section on drawing 05F this is high up way above eye level ensuring no overlooking of no.9. See drawings 03D, 04E, 05F