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SUPPORTING INFORMATION AND TREE, HEDGEROW AND WOODLAND ASSESSMENT

In respect of a Householder Planning application for the erection of a single storey side extension in place of an existing conservatory and a proposed loft conversion with dormers and rooflights

at

30 West Street,

Great Gransden,

Sandy,

Beds

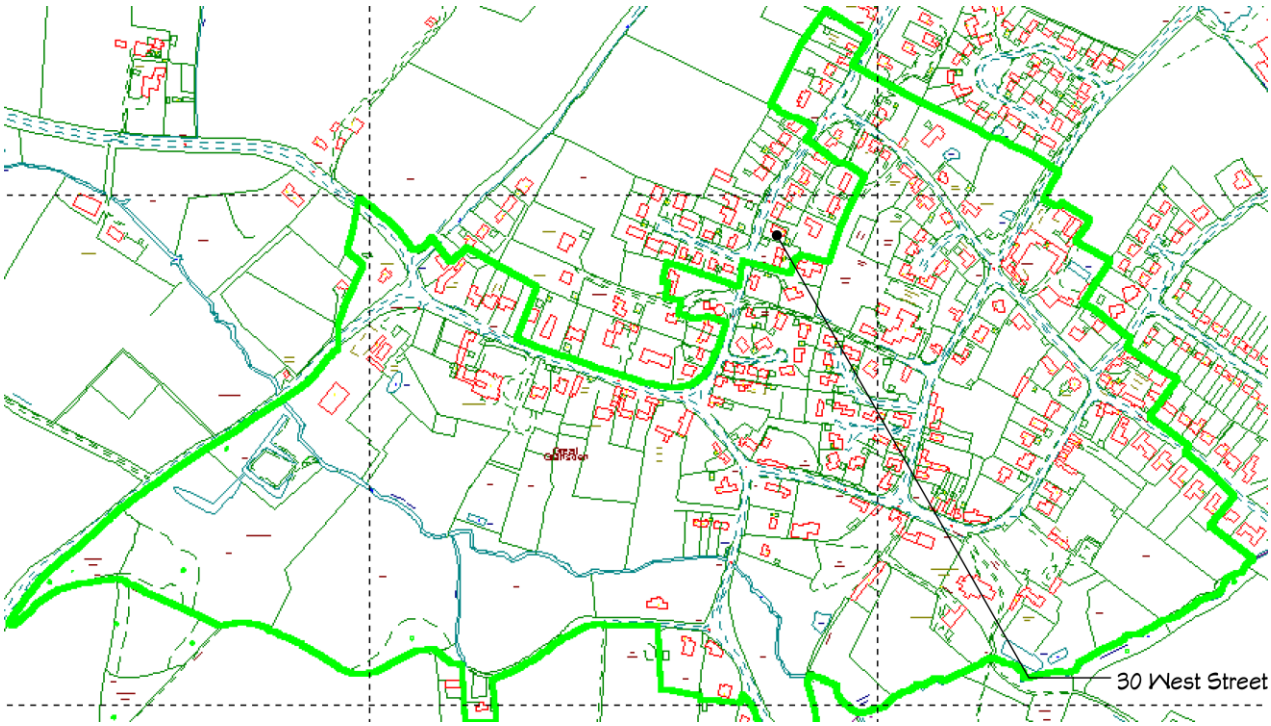
SG19 3AU

partner LABC
cabe chartered association of building engineers
The CHARTERED INSTITUTE OF BUILDING

INTRODUCTION

Under Policy 132 of the National Planning Policy Framework 2018 any application for development that is likely to affect the significance of a heritage asset or assets is required to be accompanied by a description of the significance of the asset, including any contribution made by its setting.

This property is outside the Conservation Area, therefore a Heritage Asset Assessment/Design and Access Statement is not a requirement for a Planning application.

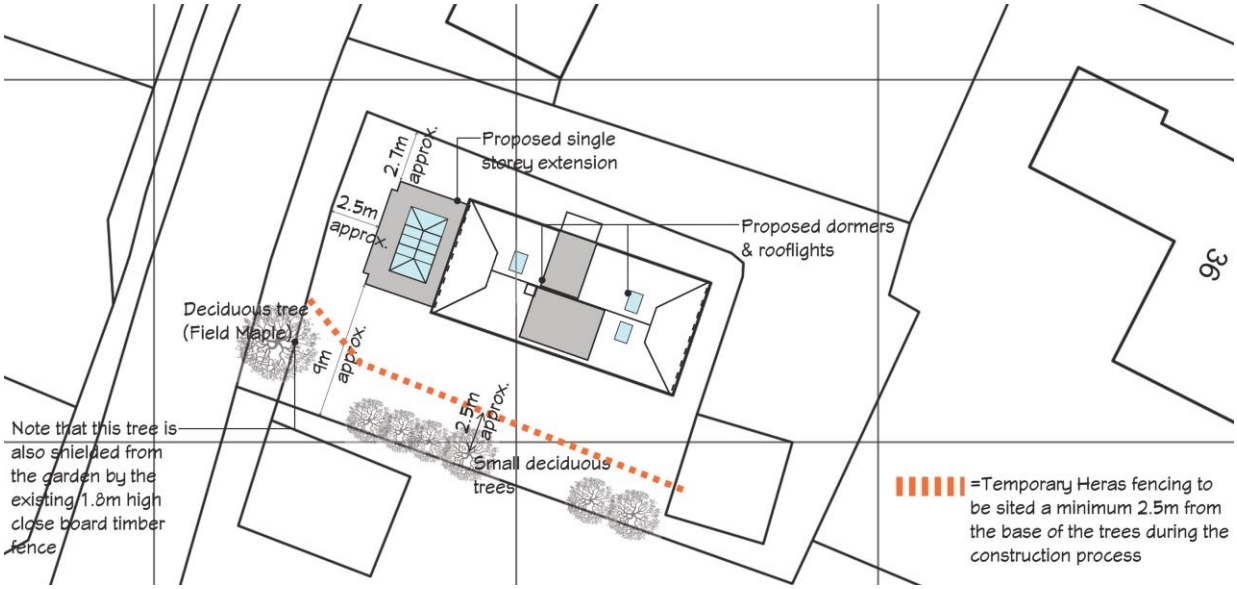


GREAT GRANSDEN CONSERVATION AREA (within the area outlined in green)

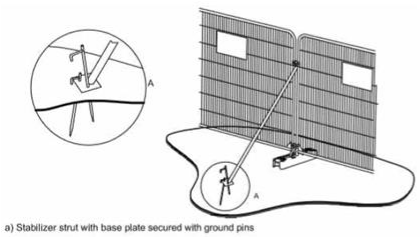
TREE, HEDGEROW AND WOODLAND ASSESSMENT

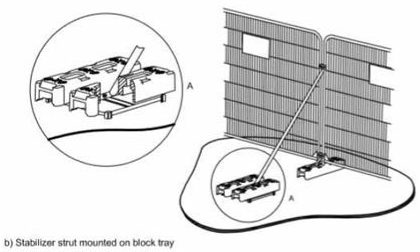
As indicated on the block/roof plan and the photographs below, there is no significant vegetation within the vicinity of the proposed area of construction. The applicant has 6 small deciduous trees (most likely fruit and Prunus variety) alongside their rear boundary. Temporary 'Heras' fencing will be installed a minimum of 2.5m away from the base of the trees during the construction process.

Please refer to the diagram below of the proposed temporary fencing. There is a deciduous tree on the roadside verge, although the existing 1.8m high close board garden fence is providing a level of guarding to the trunk of that tree.



Block/Roof Plan – indicating the closest location of vegetation and temporary protective fencing during the construction phase







INDICATIVE PROTECTION BARRIER/HERAS FENCING
scale: NTS



View of the existing front elevation



View of the existing front/side elevation



View of the existing rear and side elevations, showing the existing conservatory



View of the existing rear elevation



View of the existing conservatory



Artistic impression of proposed garden room and rear dormer