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Planning Application (supporting information)-DATE: 10.12.2021

ARBORICULTURAL ASSESSMENT

<u>Applicant</u>	<u>Site Address</u>	<u>Planning Authority</u>	<u>Planning Reference</u>
Fatema Mohamedali.	15 Chelwood Close. Northwood. HA6 2RR.	Hillingdon Council. Civic Centre. High Street. Uxbridge. UB8 1UW.	64599/APP/2021/3462 <u>Alternative Reference</u> PP-10193232

Compiled by A.G. Mitchell. LCGI Am For. Cert Arb RFS. M.Arbor. A.

1.0 Introduction.

- 1.1 This information is in support of planning application **Ref 64599/APP/2021/3462** submitted to Hillingdon Council on the 13-09-2021, for a ground floor side extension, a porch to the front of the property, a garage conversion and extension to obtain a larger living area to the property known as: **15 Chelwood Close. Northwood. HA6 2RR.**
- 1.2 The application was validated on the 13-09-2021 and is awaiting a final decision, expected to be in January 2022. Hillingdon Council have requested further information relating to the affect/influence (if any) that the proposed new build may have on any near-by trees, and if so, how the trees will be protected during the course of construction of the proposed alterations to the existing structures.

2.0 Site Description.

- 2.1 Number 15 is located on the southern side of Chelwood Close. The house is roughly orientated with the front facing north, with the rear of the house and the rear garden facing south. It is a 'detached' 2 story dwelling with a detached brick built garage in the rear garden. The garage is accessed via a hard standing drive abutting the house on the eastern side of the property.
- 2.2 With the exception of a new porch in the central area at the front of the house. All other building work/alterations takes place on the eastern side of the property. There are no trees along the whole of this flank up to the garages of both properties.
- 2.3 In 1971, a Tree Preservation Order (TPO 88) was placed over a wide area that includes the now properties of Chelwood Close and other properties in surrounding roads. It is believed (having no access) that the nearest TPO 88 protected tree is in, or close to a neighbouring garden to the southeast and is approximately 25m away from the nearest point of the proposed extension to the garage. This tree is of sufficient distance as not to be affected by the proposed building work in any way.
- 2.4 The nearest 'trees' to the proposed garage extension, believed not be protected by TPO 88, are a row of off-site young Leylandii conifers (images 1 & 2). A young multi- stem Holly, (average diameter of stems is 60mm) and a Birch that is growing in the rear garden of a property in Mallard Way at a sufficient distance as not to be affected by the proposed build.
- 2.5 The off-site conifers are seemingly planted as a screening hedge in the rear garden of a property in Westminster Close and are separated from the rear garden of number 15 by a close-panel wooden fence that marks the southern boundary of number 15. The hedge is approximately 16.5m length in total. 9.5m of which is immediately to the rear of number 15 and stands at a height (at present) of approximately 4m.



Image 1

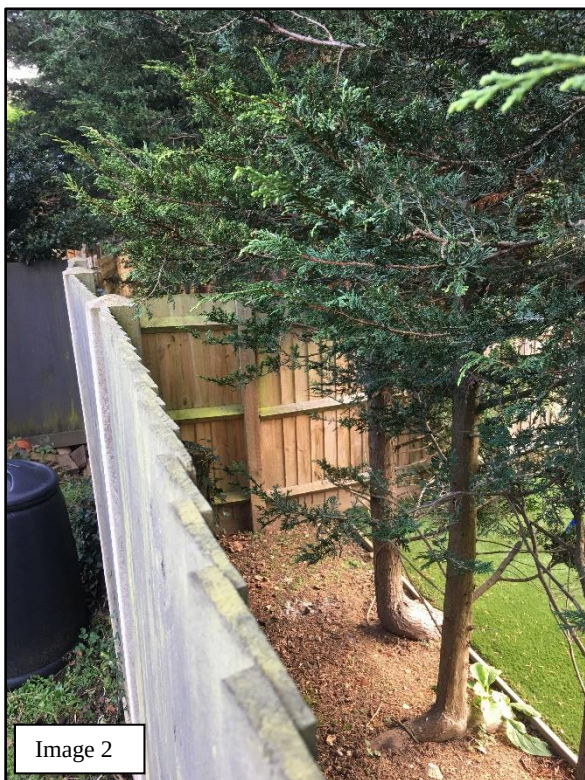


Image 2

2.6 Image 2 shows two of the thirteen conifers in the garden to the south in Westminster Close. They are directly behind the area proposed for the garage extension. The sizes shown in the image are typical of the other eleven conifers.

2.7 Shown below in bold is part of an email sent to the applicant/and or architect of the build project from an officer of Hillingdon Council. It is believed that the **'trees'** that are mentioned in the email as **"a line of mixed trees"** no longer exist and that they have been replaced by the screening conifers shown in image 2.

'There is a line of trees, possibly on third party land, along the rear boundary which are protected by TPO 88, thought to be G1 on the schedule.- According to the aerial photographs and Google Streetview a line of mixed trees is still present on this boundary'.

2.8 TPO 88 is shown on Hillingdon Council's planning web pages (image 5) as being described as **'Land South of The Avenue, Northwood'**. It is dated **24/08/1971**. Clearly. The conifers are not 50yrs old and so cannot be the same 'trees' of group **'G1'** referred to in the council email.



Image 3



Image 4

2.9 The images to the left show the treescape of 6 & 7 Westminster Close in 2010 and in 2021. It can clearly be seen that many of the trees have been removed from the gardens of numbers 6 & 7 between these years.

2.10 Thus proving that the group 'G1' as stood in 1971, and subject to TPO 88, no longer exists.

2.11 From viewing historic GoogleEarth images it is believed the conifer screening hedge was planted in 2013.

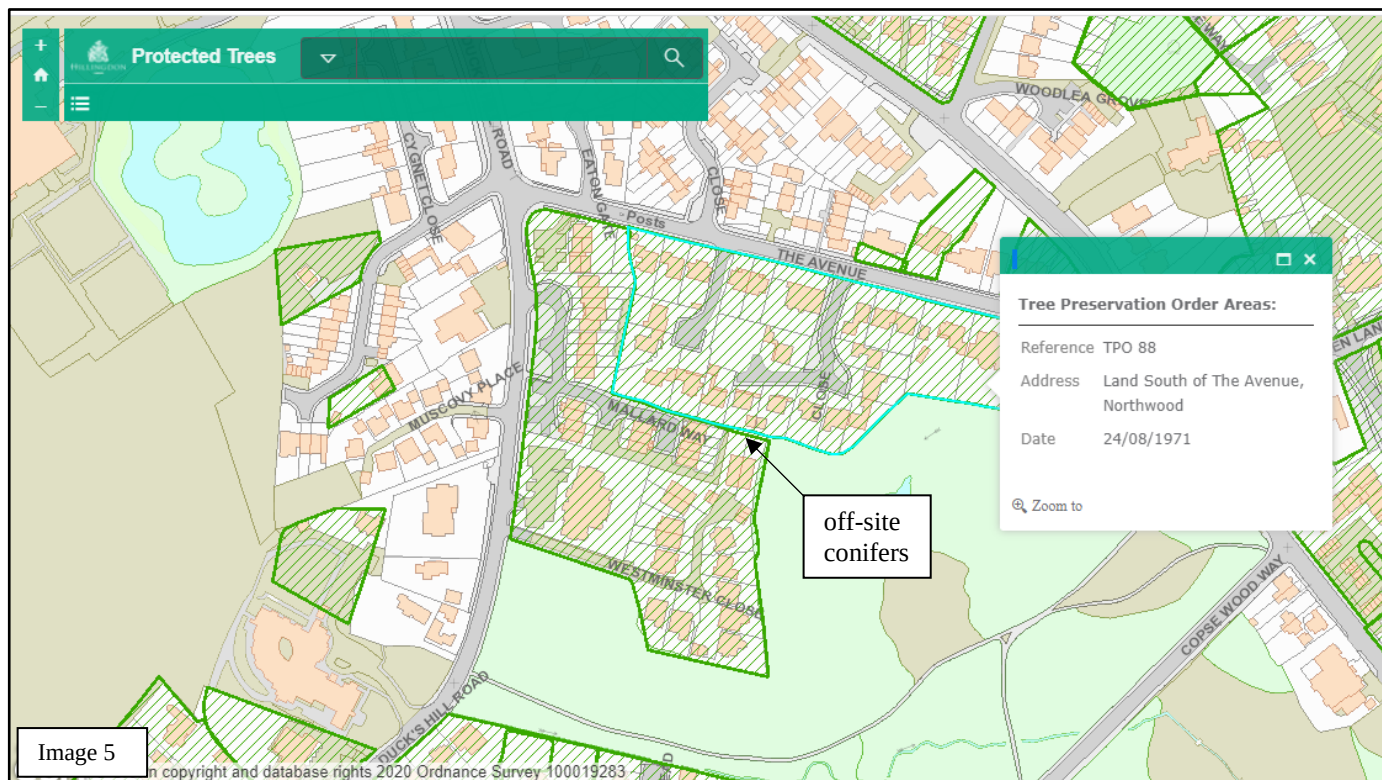
2.12 A retrospective planning application, number 71116/APP/2015/2919 was submitted to Hillingdon Council on the 21.08.2015 from the then residents of number 7 Westminster Close.

2.13 The application included an element for landscape proposals. It received consent on the 03.11.2015.

2.14 Presumably. It was accepted that under the jurisdiction of this approved retrospective planning consent that the TPO protected trees had been removed and the screening hedge planted.

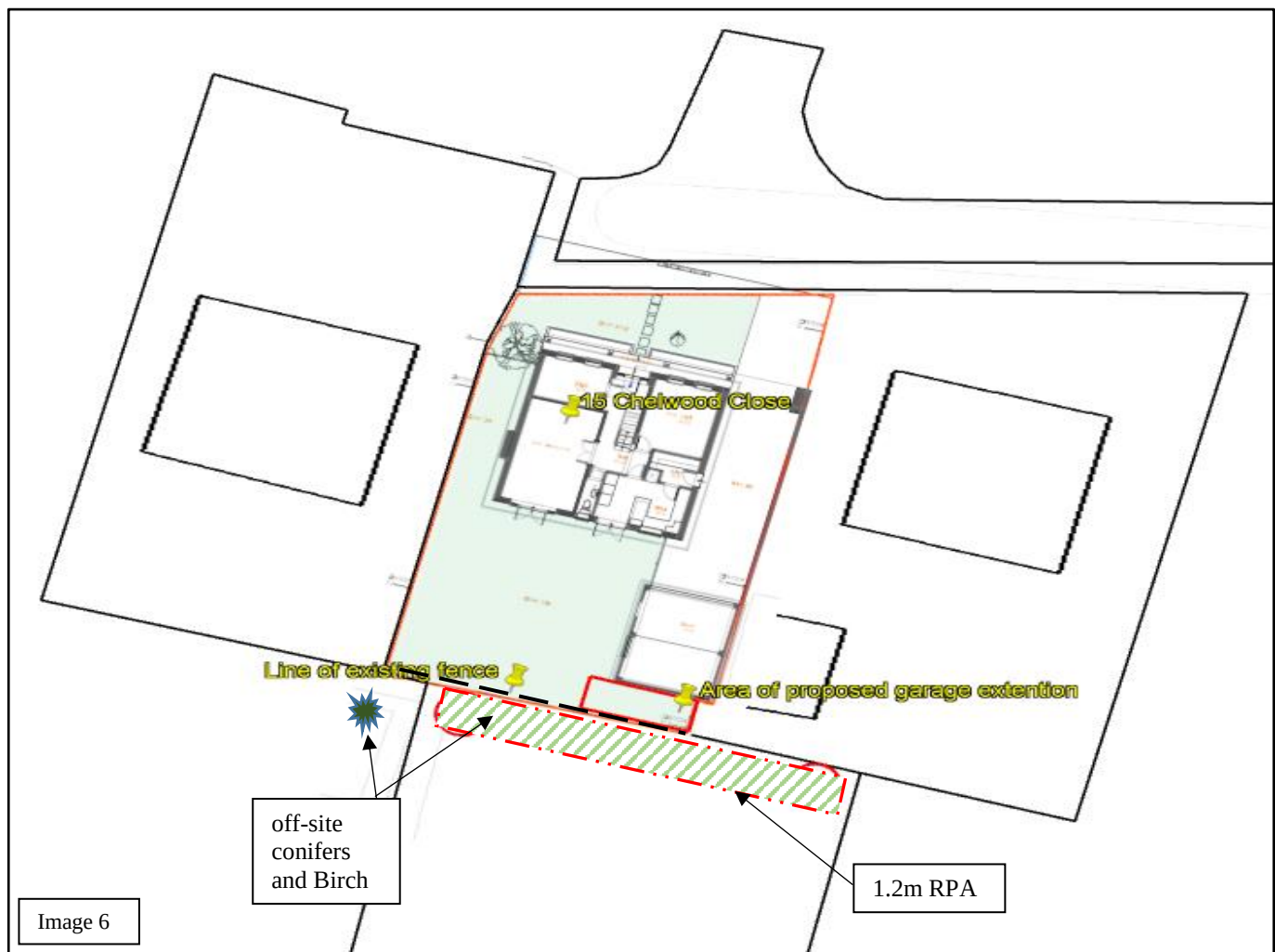
2.15 Unless schedule 1 of TPO 88 has been amended to include the screening conifers. Which seems unlikely because in the aforementioned email the group 'G1 mixed trees' is mentioned.

2.16 Or unless a new TPO was imposed. Which again seems unlikely, as there is no reference to a new TPO at number 7 Westminster Close on the Hillingdon Council planning web pages. It would seem that the screening conifers adjacent to the southern boundary of number 15 Chelwood Close are not subject to any TPO and are only thus to be considered as being retained trees in the context of the current application submitted by the residents of 15 Chelwood Close.



3.0 Tree information.

- 3.1 Within the 9.5m of hedge to the rear of number 15 there are 13 conifers growing at a distance of approximately 1.3m to the south of the boundary fence that separates number 15 Chelwood Close from the property in Westminster Close (image 2).
- 3.2 **Planning Authorities are obliged to consider that suitable trees should be retained and protected within, or in close proximity to proposed development when assessing planning proposals.**
- 3.3 British Standard 5837:2012. **Trees in relation to design, demolition and construction – Recommendations...** provides guidelines and processes so as reasoned decisions can be made with concern to trees in relation to building works.
- 3.4 In particular, BS5837:2012 requires that retained trees are protected from building works by stout fencing that incorporates a '**Root Protection Area**' (RPA).
- 3.5 The RPA is defined by BS5837:2012 as protected ground that should be equal (as a minimum) in area to 12x the diameter of the trunk when measured at a point of 1.5m above the base level of the tree. The RPA is depicted on construction drawings as a circle centred on the trunk of the tree. This area is to be kept free of all construction activity.
- 3.6 The approximate diameter of the largest trunk of the 13 conifers is 100mm at a height of 1.5 above the base. Using this figure as the standard to set the RPA by. This equates to a RPA of 12 x 100mm which equals a RPA of 1.2m diameter circle centred on the trunks of all the conifers.
- 3.7 The conifers are growing at a distance of 1.3m to the south of the existing panel boundary fence. Given that the required RPA is 1.2m and that the existing fence is to remain. It is of sufficient height and build quality as to comply with BS 5837:2012 section 6.2.2.1. It will serve to protect the RPA from any of the proposed building activity without any additional temporary fencing being required.



- 3.8 The existing layout of the site is shown in image 6 above. As is the area for the proposed extension to the garage. The existing panel fence will provide the necessary level of protection to the upper parts and to the root zones of the off-site conifers and Birch as to comply with BS 5837:2012.
- 3.9 Being to the north of the conifers; the proposed new build will have no affect at all over the existing light levels reaching them. Nor will it alter the ground water availability to the conifers in any significant way. The rainwater run-off from the extension will run into the existing drainage via downpipes, so this too, will have no effect on the conifers.

4 **Conclusion.**

- 4.1 Due to their size and apparent age. It would seem most unlikely that the line of screening conifers, external to the rear garden of number 15 Chelwood Close can be 'the line of mixed trees' belonging to group G1 of TPO 88 referred to in the email sent by the officer from Hillingdon Council.
- 4.2 When measured at 1.5m above the base. The largest trunk is 100mm. This requires a root protection area of 1.2m diameter. The conifers are growing at approximately 1.3m to the south of the existing panel fence, which itself is of sufficient build quality as to comply with BS5837:2012 section 6.2.2.1 as shown in bold below; and so in effect serves to protect the RPA of the conifers and Birch.

6.2.2.1 Barriers should be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained tree(s). Barriers should be maintained to ensure that they remain rigid and complete

- 4.3 The various conditions as recommended by BS5837:2012 for the protection of existing trees is met by the existing conditions of the site. The proposed new build will have no effect on the growing conditions of the conifers that are adjacent to the southern boundary. Therefore, the conifers should not be considered to be a constraint to obtaining planning approval for the proposed works.

References

B S 5837. Trees in Relation to Construction.

Zurich Municipal BGN3A. Proximity of trees in Clay Soils. 1.2.96.

Trees and Development Nelda Matheny and James R. Clark.

Principles of Tree Hazard Assessment & Management
David Lonsdale

Tree Root Damage To Buildings
P.G. Biddle

LABC Web site

Google Earth

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