

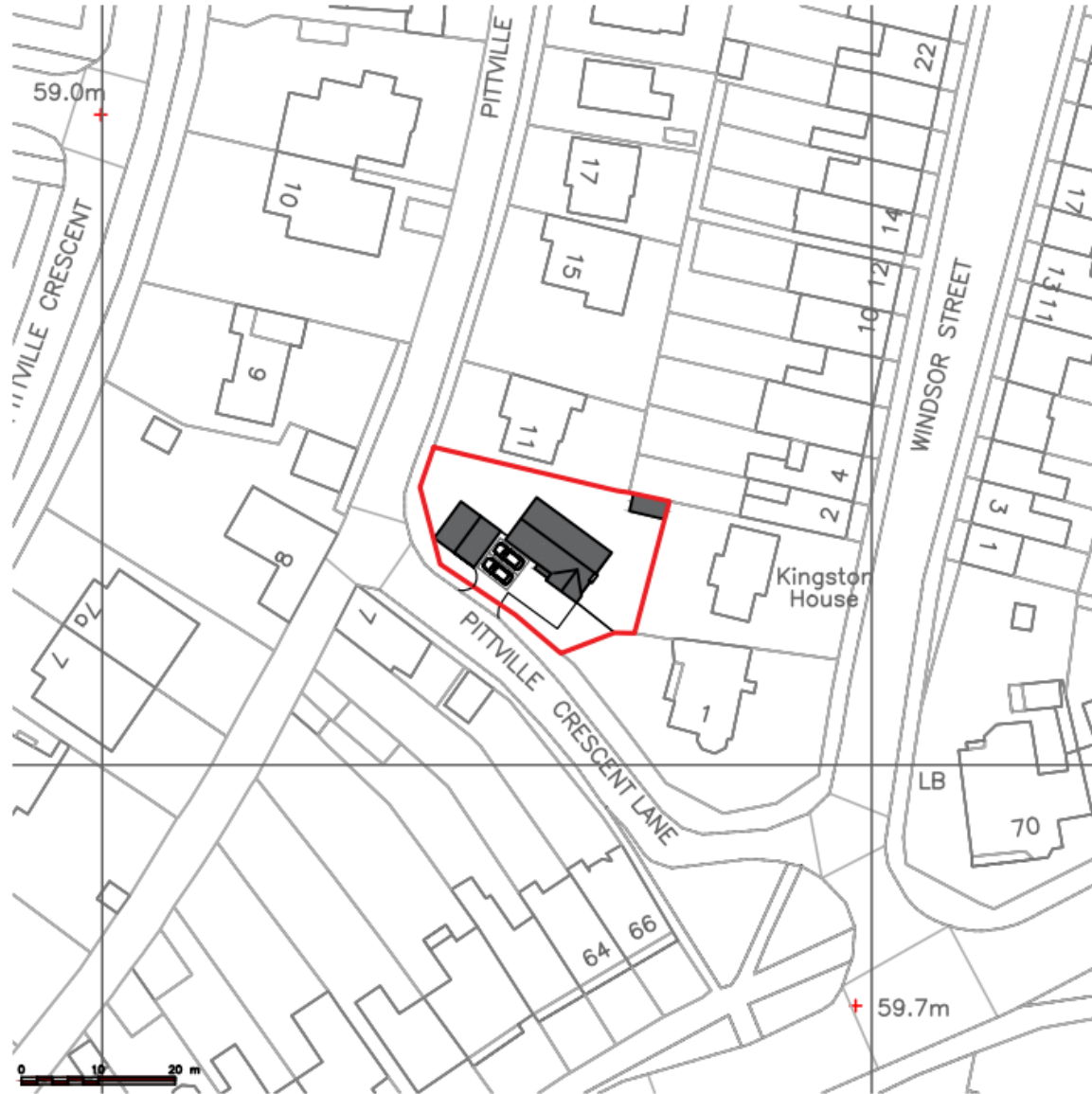
# 3 Pittville Crescent Lane

23/00359/FUL

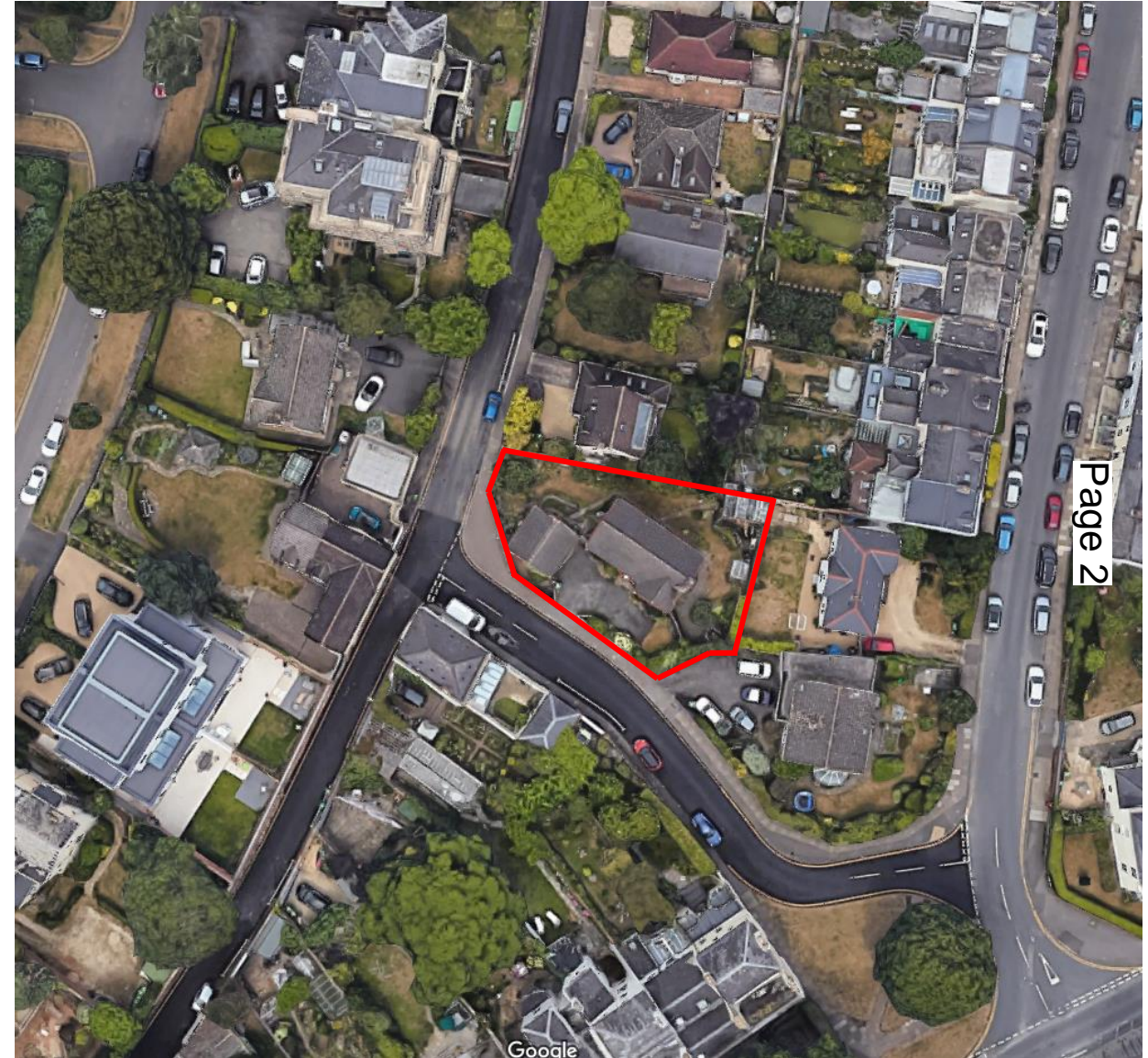
Two storey/single storey side and rear extensions and new vehicular entrance with dropped kerb (revised scheme following grant of planning permission ref. 22/02122/FUL)

Recommendation: Permit

Site location plan



Google earth image





# Google earth 3D image





# Site photos



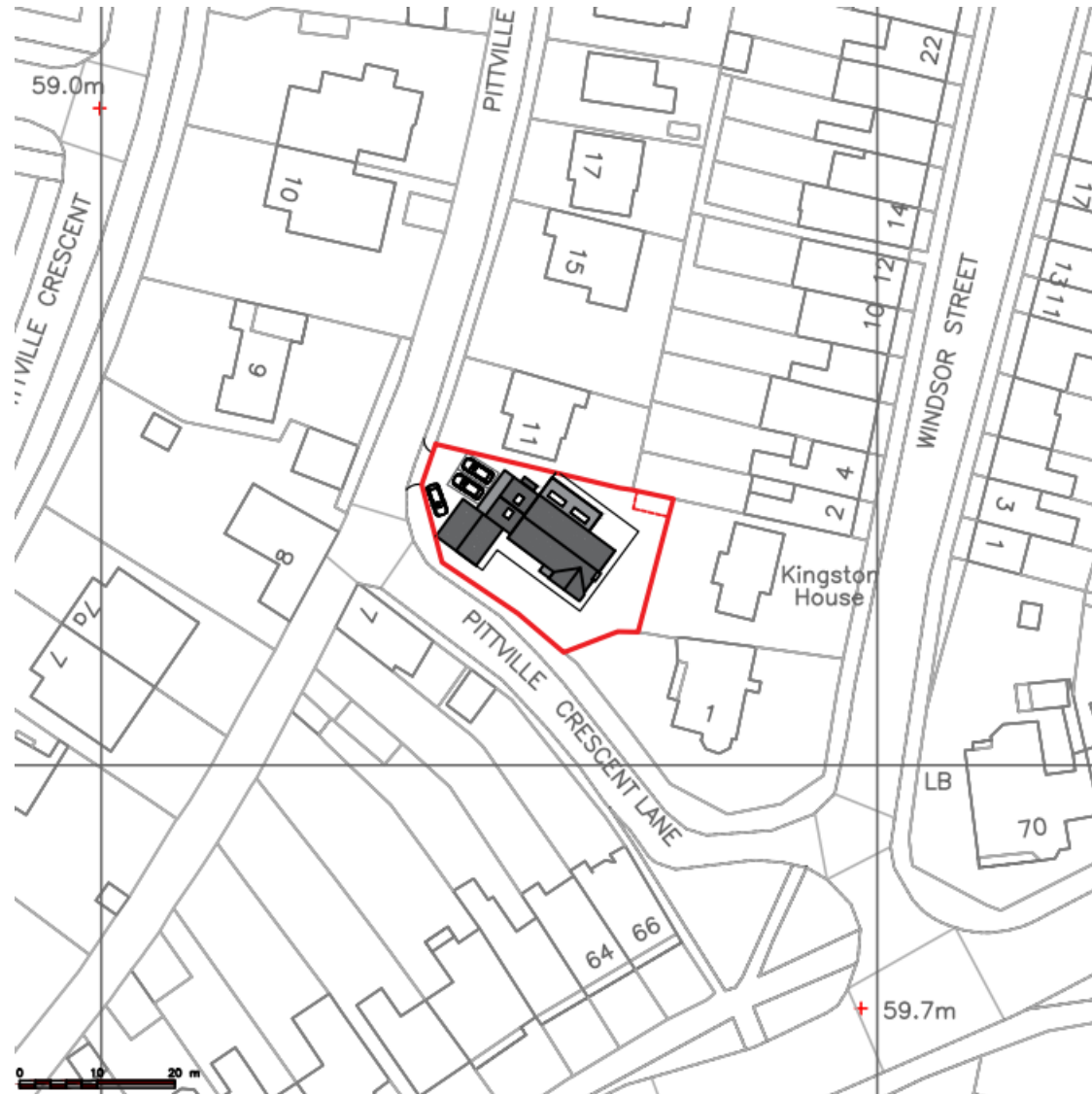


# Site photos



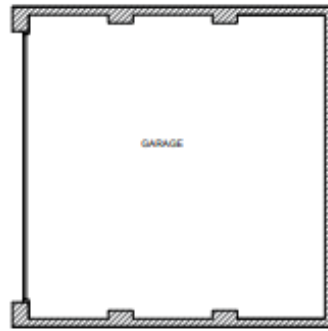
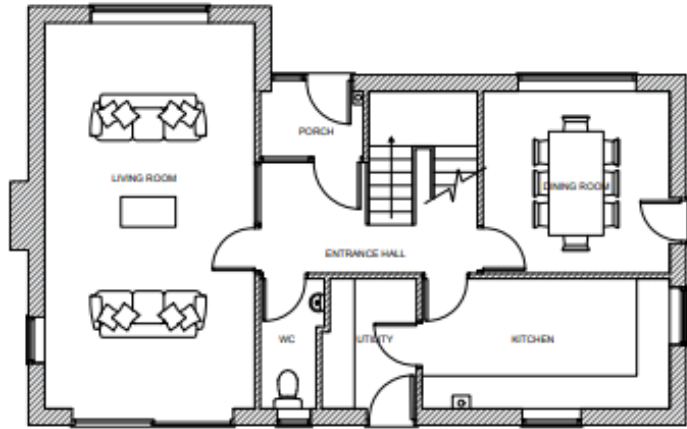


# Proposed block plan

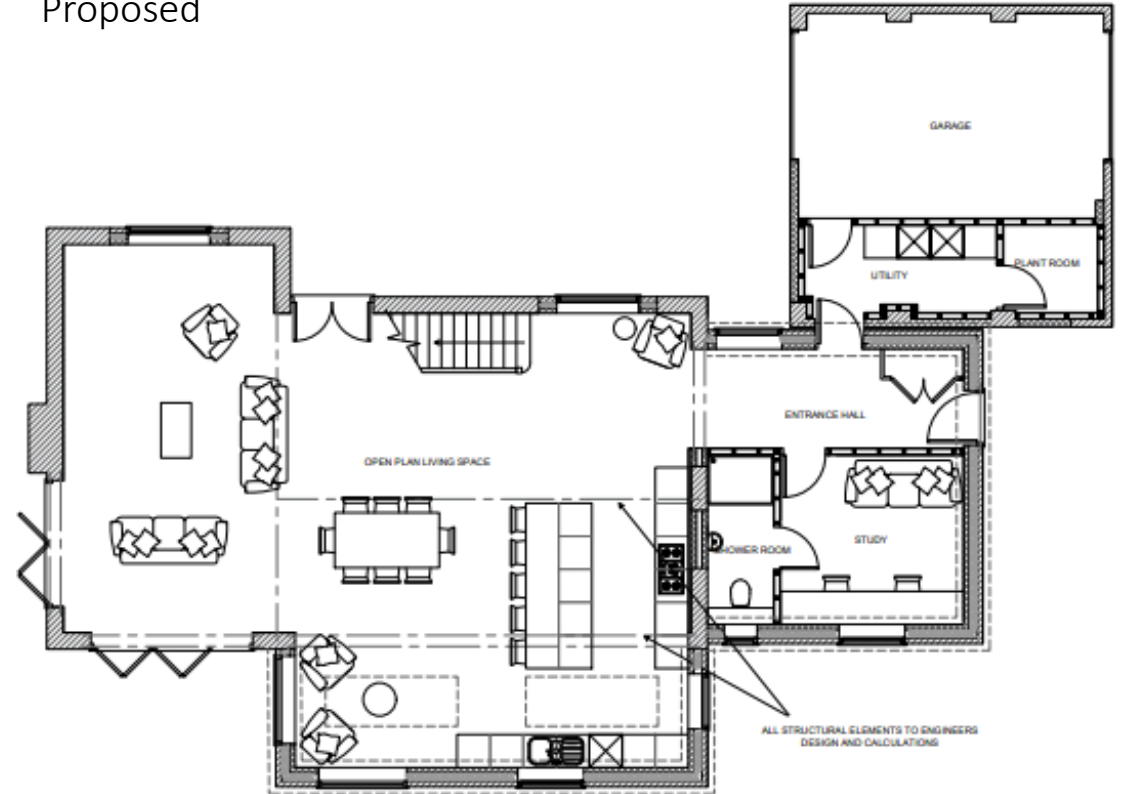


# Existing and proposed ground floor plan

Existing

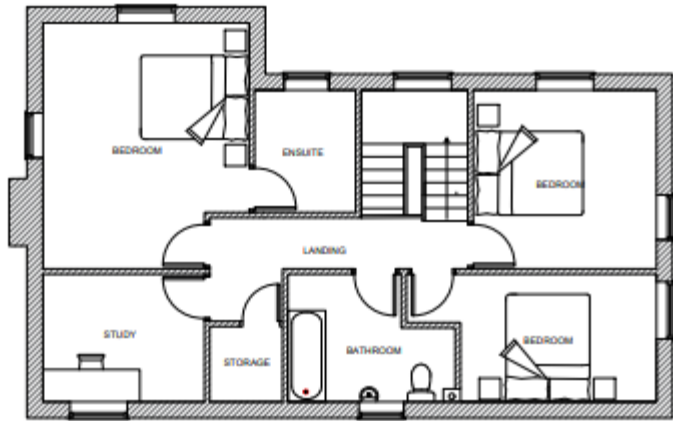


Proposed

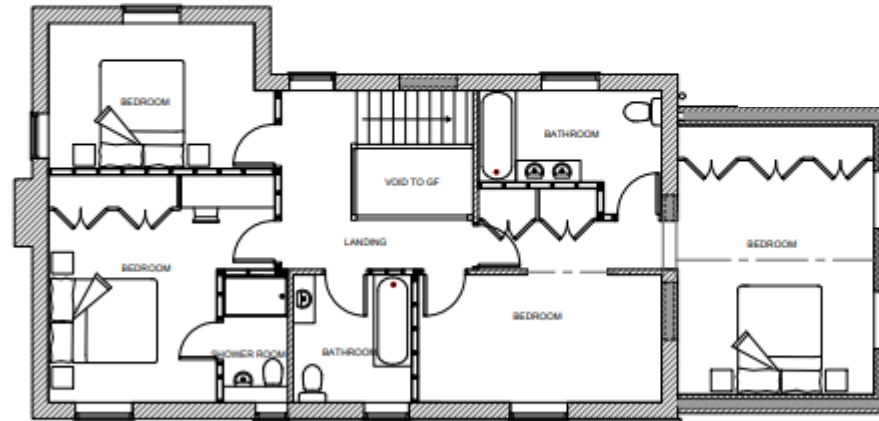


# Existing and proposed first floor plan

Existing



Proposed





# Existing and proposed elevations



AS EXISTING END ELEVATION - 1:100

THIS BAR SHOULD SCALE 5M @ 1:100.



AS EXISTING FRONT ELEVATION - 1:100



AS EXISTING SIDE ELEVATION - 1:100

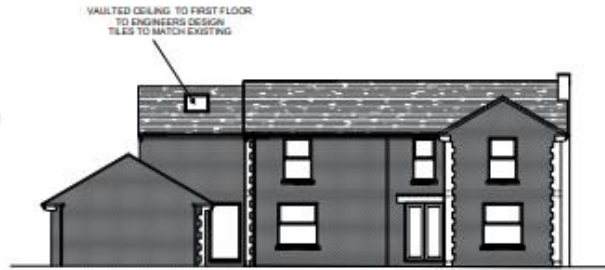


AS EXISTING REAR ELEVATION - 1:100



AS PROPOSED END ELEVATION - 1:100

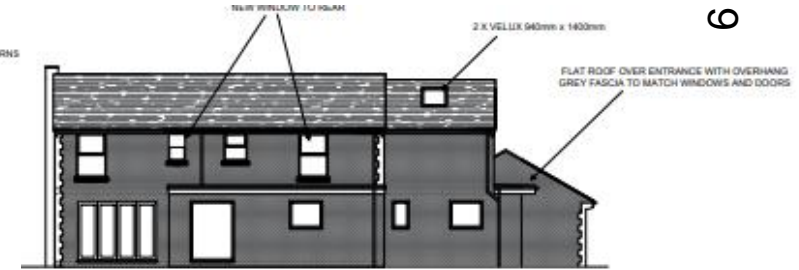
THIS BAR SHOULD SCALE 5M @ 1:100.



AS PROPOSED FRONT ELEVATION - 1:100



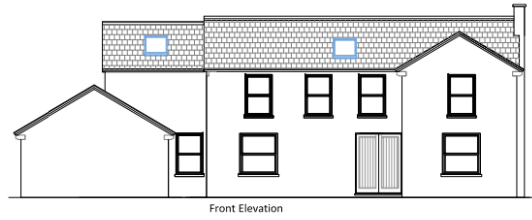
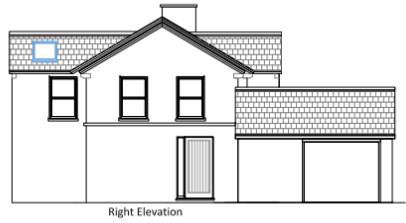
AS PROPOSED SIDE ELEVATION - 1:100



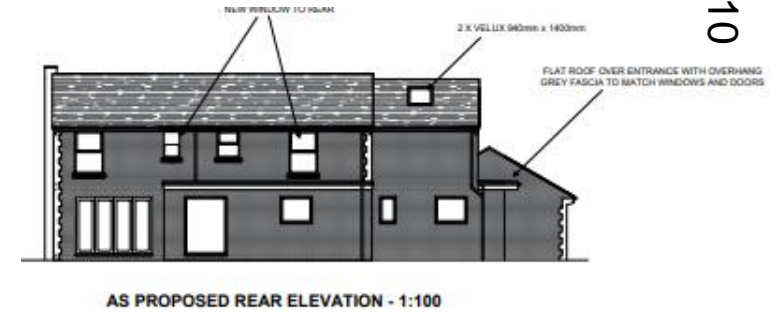
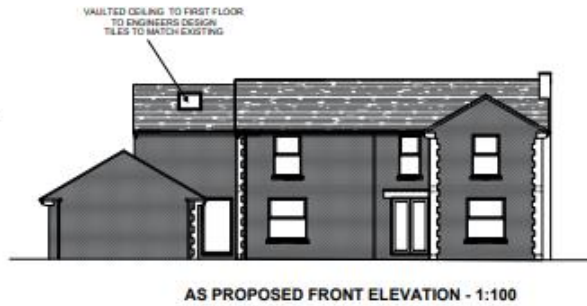
AS PROPOSED REAR ELEVATION - 1:100

# Comparative elevations

As previously approved



As proposed





## Key planning matters:

- Design
- Neighbouring amenity
- Highway safety

# Summary of recommendation

- The principle of erecting a two storey side extension has been established by the recent grant of planning permission in February this year. The width of the extension is the same as that previously approved. In addition, officers consider the use of facing brickwork to match existing to be wholly appropriate.
- The single storey rear extension now proposed could, in isolation, be constructed as permitted development, thereby not requiring planning permission; however, it is shown on the plans for completeness.
- The principle of installing grey replacement windows throughout the dwelling has also been established through the recent grant of planning permission. The insertion of first floor windows in the rear of the existing dwelling could be carried out as permitted development.
- The provision of an access in the proposed location has also been previously agreed; the Local Highway Authority raising no objection subject to conditions.
- Neighbouring amenity was carefully considered during the course of the previous application; officers are satisfied that, as revised, the proposals will not result in any additional amenity impacts in terms of privacy, outlook, or daylight.
- The revised proposals are in accordance with all relevant national and local planning policy and the recommendation is to grant planning permission subject to the schedule of conditions set out within the officer report, which reflect those listed on the earlier permission.



66 Copt Elm Road

23/00502/CACN

Remove one single-stem sycamore, one Lawson cypress, and  
one twin-stem sycamore

Recommendation: No Objections

# Google earth image



Red dots indicating approximate position of tree stems:

T1 – single stem sycamore

T2 – Lawson cypress

T3 – twin-stemmed sycamore



Site photos



T3 – twin-stemmed sycamore

T1 – single stem sycamore

T2 – Lawson cypress

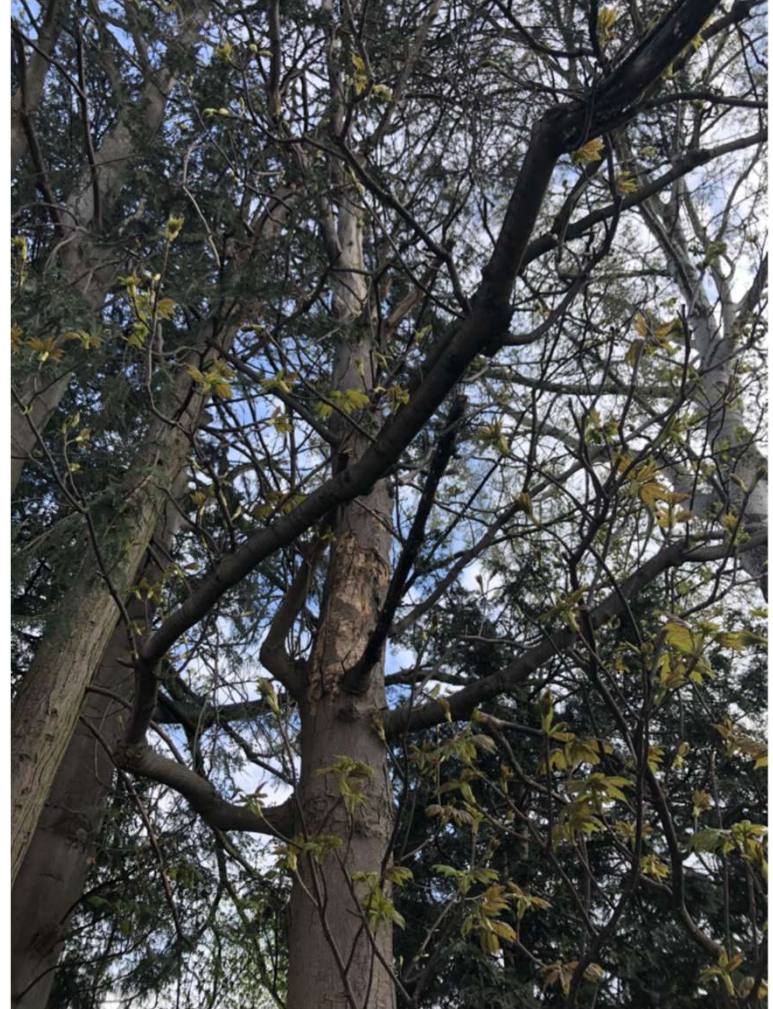
T3 – twin-stemmed sycamore

## Site photos

T1 sycamore with T2 cypress behind (and partial view of T3 sycamore behind).

T1 shows extensive dieback, top-down decay to about 3m. Stem is largely dead.

T2 shows very thin crown and sparse branches.





## Site photos

View from neighbour's driveway



## Site photos

T2 and T3 share structural rooting space

(photo does not show co-dominant stem union of sycamore)





## Site photos



T3 co-dominant stem bifurcation (east side)



T3 co-dominant stem bifurcation (west side)



## Site photos

T3 sycamore has co-dominant stem, bifurcating at near ground level (approx. 40cm height). Crown is suppressed on east and west sides by other trees. Lateral branches grow mainly to north and south. Some dieback / deadwood in crown, most likely caused by squirrels ring-barking branches.



## Key matters:

- Conservation Area
  - Response by LA can only be:
    - TPO one or more trees
    - No Objections
      - No conditions can be made against decision of No Objections
    - No response within six weeks = assumption is No Objections
- Amenity value of trees
  - T1 very poor physiological and structural condition
  - T2 very thin crown, competing for water
  - T3 suppressed growth
- Life expectancy of trees
  - T1 and T2 may not have 10 years ahead of them
- Safety concerns
  - T1 may drop large amount of dead
  - T3 appears to periodically drop (minor – up to c.75mm diameter) deadwood and co-dominant stem at base is a potential failure point (although species tends to be relatively wind-firm)

# Summary of recommendation

- Policy GI2 states:

*“The Borough Council will resist the unnecessary (Note 1) felling of trees on private land, and will make Tree Preservation Orders in appropriate cases.”*

- Whilst the trees collectively have value for wildlife and amenity, T1 should be removed for safety reasons as it is adjacent to the footway and within striking distance of the highway. T2 is competing for water and light and is sparsely foliated as a result. Neither tree has a long life expectancy or high amenity value so are unsuitable for TPO
- T3 has a suppressed crown, growing largely north-south. This in itself is not a physiological or structural concern but its unusual form would become apparent should any trees around it be removed, and this may be seen to be affecting its amenity value. The union at the base is a potential cause for concern. Were it retained, its form and appearance could be improved with pruning
- The resident has committed to replanting with a strawberry tree (already planted) and to transplant a cedar to the corner. This planting scheme cannot be legally enforced but is encouraged by the Council wherever practical.