

H/26/101058 - LOWER LAPSTONE, BOTLEY ROAD, FAIR OAK

25/03/2026

Dear Gina,

The site contains a number of significant trees to the rear. Some of these trees are subject to a Tree Preservation Order (TPO).

Whilst trees should not be directly impacted by the proposed development – i.e. the placement of the extension does not require tree removal – there is a chance that trees could be harmed by construction access and activities, especially their roots. In order to mitigate the risk, their Root Protection Areas (RPAs) should be plotted and a proposal provide to protect this area during the development of the dwelling.

Therefore, we raise no arboricultural objection, subject to the following condition:

No excavation, demolition or development related works shall take place on site until a scaled and referenced tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), is submitted and approved by the LPA. The approved tree protection plan must be adhered to in full, and may only be modified subject to written agreement from the LPA. Reason: to retain and protect the existing trees which form an important part of the amenity of the locality.