

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

14/04/2026

Dear Gina,

I have now reviewed the arboricultural report and I am satisfied with the tree protection proposals. Please apply the following compliance condition if you are minded to approve the application:

The development must accord with the arboricultural report reference TH5980. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work 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.

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 provided 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.