

**H/26/101559 – 5 RECTORY COURT, BOTLEY**

28/07/2026

Dear Gina,

**UPDATED CONSULTATION RESPONSE**

The applicant has opted to submit the required documents prior to determination. We have reviewed these documents and are satisfied with them. If you are minded to approve the application, please use the following Condition:

**The development must accord with the arboricultural report reference JFA0407\_2026-07-12 TS and tree protection plan reference JFA0407.03 TPP. Once established, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area, as shown on the approved protection plan. Reason - To retain and protect the existing trees which form an important part of the amenity of the locality.**

Kind regards,

Chris.

24/06/2026

Dear Gina,

There is a large oak tree, located just behind the rear fence of the application property. This tree is subject to a Tree Preservation Order (TPO).

Whilst the tree should not be directly impacted – it appears to be approximately 8 metres to the north of the proposed extension – there is a chance that its rooting system may be indirectly impacted by construction activities. To mitigate this risk, we would request, pre-commencement, a tree protection plan demonstrating how the roots contained within the Root Protection Area (RPA) can be protected.

Therefore, we raise no arboricultural objection to the proposal, 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.**