

H/24/97205 - 68 Lakewood Road, Chandler's Ford

14/05/2024

Hi Claire,

Arboricultural Information

Arboricultural survey and report reference "ASR_68 Lakewood Road_Law_February_2024"

Comments

This application can be effectively reviewed as two separate proposals: the new garage and the dwelling expansion.

Firstly, regarding the dwelling expansion, the arboricultural report does not detail this element of the proposal. Therefore, we raise an arboricultural objection because it has not been demonstrated that the proposal will not cause significant harm to the trees present on site and on neighbouring land. It appears likely that the proposal will impact the existing trees and thus the proposal is contrary to policy DM1.

Secondly, regarding the proposed new garage, the footprint is almost completely within the RPAs of category A and B trees, which are subject to a tree preservation order. As a starting point, this is unacceptable and contrary to policy DM1, and advice and guidance in the Trees and Development SPD. The report proposes that the garage be elevated on piled foundation. However, the report lacks detail and, as it stands, does not demonstrate that the proposal can be achieved without significant harm to the high-quality trees.

There are a number of issues (non-exhaustive) that are obvious:

- A 50mm void beneath the garage is not acceptable – this will easily be blocked, inhibiting free air movement. A greater void will be required but may raise ridge heights and involve the reconsultation with other consultees. Further, elevations will have to show the proposed elevated structure.
- It is not clear how water will be diverted underneath the structure, both the system and whether it can be applied to a 50mm void. The report actually states that: *"water from the roof of the garage should not be collected and allowed to drain into the aerated void to prevent the building creating a rain shadow."* We assume that this is a typo?
- The encroachment into the RPAs may be greater than shown in the report because the RPAs have not considered the highway of Lakewood Road.
- It is not clear whether levels will work with the proposed slab height, no-dig cellular confinement and existing driveway.

Therefore, as it stands, we raise an arboricultural objection to the proposal.