

H/25/99989 – 36 STIRLING CRESCENT, HEDGE END

27/01/2026

Dear Charlie,

Thank you for sending me through the structural details regarding the feasibility of the foundations. We are satisfied with the proposal. We would request compliance with the information contained within the arboricultural report and structural engineering information. We would also request, under condition, final supervision detail during foundation installation, which is pretty standard for a complex situation within the RPA.

If you are minded to approve the application, please apply the following two conditions to the decision notice:

The development must accord with the arboricultural report reference “AIA/AMS-KC/37STIRLING/001”, and details of the foundation design and installation as described in “25-1749 36 Stirling Crescent Foundations” and “25-1749 PL01” . No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan TPP-reference “KC/36STIRLING/001”. 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.

Notwithstanding the information submitted to date, no excavation, demolition or development related works shall take place on site until a arboricultural monitoring statement proposal has been submitted and approved by the LPA. The approved arboricultural monitoring statement proposal must detail supervision activity of the foundation installation and method of reporting to the LPA. The approved monitoring statement may only be modified subject to written agreement from the LPA. This condition may only be fully discharged upon completion of the proposed development, subject to submission of monitoring reports detailed within the monitoring statement. Reason - To retain and protect the existing trees which form an important part of the amenity of the locality.

06/10/2025

Hi Charlie,

The site itself is effectively tree0free. However, there is a linear arboricultural feature that is situated to the east of the site and which separates the site from Maunsell Way. The trees within this feature provide high levels of amenity and are subject to a Tree reservation Order (TPO).

We have reviewed the arboricultural report (Ref: AIA/AMS-KC/37STIRLING/001) and the tree protection plan (Ref: TPP-KC/36STIRLING/001) supplied with the application.

Whilst we acknowledge that the area to the side of the house is currently hardstanding, it has not been demonstrated by the applicant that the proposed side extension can be constructed without significant harm to the existing trees. We agree with the arboricultural report that, in some cases, low impact foundations can be used (e.g. screw piles), but the applicant has not demonstrated that they can be achieved in this situation. We are particularly concerned with final levels and marrying the existing internal floor levels given that any extension would potentially sit higher. Can tis be achieved on this site?

Until the applicant can demonstrate that the use of piles is feasible, especially with the levels, we are forced to raise a holding objection.