

Dear Christopher,

As requested, following our conversation I've included some details & attachments for the benefit of who it concerns.

I'm making a request to ask for permission to fell three trees that have root zones within the area of the storage shed building to the East side of the main house. The trees in discussion are 1.16 & 1.17, both of which have roots underneath the build area and are well within the 2m buffer zone of the structure so damage to the root system could unsettle the trees making them unstable. They could also affect the structural integrity of the building, therefore leaving them in place increases the risk factor based on the likelihood & consequence. Treescapes have also recommended that 1.19 should now be removed, see their memorandum.

Over the xmas period a large 40ft tree from plot 7 has also fell onto our land which would have hit our build. This was 2.09 and highlights the instability of some trees in that location now exposed.

As discussed, the site plan shows the building that was initially granted planning permission with the house, but due to an error from a previous architect which was out of my control, they never included the building on the original site plan sent to Treescapes for them to mark up the trees for removal. I've recently had building regs approval which shows the storage shed, the drainage & the elevations for this along with the foundation plans.

The workshop size is 6.3m long x 4.5m wide and it's 3m away from the house. This means that the building is more than 2m away from tree 1.19, but even if moved forward, which I don't want for reasons mentioned below, it would have to move a minimum of 4m, bringing it within 2m of the front elevation of the house which wouldn't look right. Tree 2.08 has fallen so it doesn't need considered.

Although this may not be a major factor in the decision making from planning point of view, I hope the arborist & the planning department could consider that I've spent a considerable amount of time & money over the past 2 years waiting for various people to design & calculate services. These include site levels & drainage plans, some recent structural engineer plans for deeper foundations to reduce the effect of clay heave all based on house & workshop positions, a heat pump designed location that lines up with the plant room, and the architect's time. The storage shed was set back in line with the rear of the property for aesthetic reasons, privacy from neighbouring windows at the East side openings, and to allow storage of a large box trailer in front, without it protruding sitting proud of the front house elevation.

Any location changes would incur a lot of money, delaying the project, at risk of losing the mortgage deal, along with losing the builder. We have to start prior to June as we have a year's grace on the new part L building regs, otherwise the changes to design are significant.

I've tried to be as honest as possible in raising the initial request regarding the trees thinking it was the correct thing to do and having spoken to Treescapes who completed the initial survey, I've asked for them to make an amendment to the original planting scheme by adding some suitable replacements in an effort to maintain the growth to the rear of the site.

I look forward to hearing from you.

Kind regards  
Daniel Lock