



PLANNING CONSULTATION RESPONSE

Application No	2025/0648
Proposal	Outline permission for the erection of 1 no detached dwelling considering access and layout (custom/self build).
Address	1A Sheffield Road, Birdwell, Barnsley, S70 5XB.
Date of Consultation Reply	15/12/2025
Consultee	Edward Jowett (Tree Officer)

Consultation Assessment and Justification

The application is to construct a new dwelling at the applicant property immediately adjacent to the boundary with the properties on Rockley Avenue. Unfortunately I have no option but to object to the proposal due in the main to the potential future impacts on trees belonging to these neighbours and in particular Beech tree T1 and Ash tree T2. These trees are outside the ownership of the site yet are both (still relatively small) large growing native trees with high potential future growth. The proposal as it stands shows these trees in close proximity to the proposed new dwelling with T2 likely to require pruning works to facilitate the development. As these trees grow they will undoubtedly cause proximity and shading issues with the dwelling all whilst being outside the control of the resident. The tree survey notes that the trees are not spectacular specimens and if they were on site there would not be any real objection to their removal and replacement as part of the scheme, however they aren't. Ultimately the retention of these trees is down to their owners and unless they were wanting to remove the trees the proposal must be assessed on the basis they will be retained and the constraint they pose now and the inevitable issues they will cause in the future must be taken into account. It would be remiss to not object to the scheme on this basis knowing that potential future conflicts with the trees and their owners would be almost inevitable with the trees in situ. With the owners of the trees being in full control over their retention we and not having heard otherwise we must assume they intent to retain them and that they will remain in situ.

If this application were approved as it is it is extremely likely there would be significant pressure on the trees and their owners due to proximity issues and shading from the owner of the proposed new dwelling. There would also potentially be ongoing significant works to prune back overhang to the boundary which would be far from ideal and would be detrimental to the aesthetics of the trees.

OBJECT*

*Delete as applicable

Consultation Suggested Conditions:

N/A

Consultation Informative(s):

N/A

Planning Obligations required:

N/A