



28th. November 2017

GARRY GREETHAM
Residential Design Consultant

“HIGH TREES”, 108 HAWSHAW LANE, HOYLAND, BARNSLEY. S74 9ES.

PROPOSED ERECTION OF DETACHED DORMER BUNGALOW.

APPLICATION NO: 2017/ 1269.

This is a brief survey carried out on 20th. November 2017, as requested from the Planning Department relating to the remaining tree which is located adjacent the rear boundary of our mutual client's property however is actually in the ownership of No. 110 B Hawshaw Lane, Hoyland and this brief survey will accompany the aforementioned previously submitted Planning Application for the proposed development of a detached dormer bungalow in the rear garden.

The purpose of this survey is to consider the implications of this tree on the proposed development and visa versa.

The information relating to this specific tree as listed below:

Sycamore of approx. 14m high.

Stem diameter of approx. 800mm.

Crown clearance of approx. 2.50m.

The age class appears to be over-mature.

Physiological condition we believe is good.

The grading of the tree is of moderate quality and value.

The trees expected remaining life is approx. 25 to 40 years.

Major fork at 2.0m above ground level but appears sound.

With regard to the proposal to develop in the rear garden, this brief survey can be used to indicate the root protection area and shade zone and to also indicate position for protective fencing during the construction.

The root protection area is defined in the BS Guidelines as a circle with a radius 12 times the stem diameter of the tree at 1.50m above the ground level.

This area is shown on the drawing.

Also indicated on the drawing is the shade zone as calculated in the BS Guidelines.

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Dealing first with the shade zone, via a request from the Planning Department, the proposed building has been re-located to the south and west of the tree, it can be seen from the green arc on the drawing that there will be no shade conflict from this tree.

The root protection area is indicated on the drawing via a blue circle. Provided that guidelines of the British Standards are followed carefully during excavations, we believe that it would be possible to carry out the works without any harmful effect on this tree.

No materials should be stacked on the ground within the root protection area of this tree either during or after the works have been completed. Also passage of plant should be avoided in this RPA whenever possible. To ensure this guidance is followed a protective barrier i.e. chestnut paling fencing to BS 5837:2005 Section 9 should be provided.

With regards to this future perceived conflict from this tree upon the proposed building e.g. falling leaves and branches, we comment as follows:
The problem with leaves in gutters should not be experienced as the prevailing wind is usually from the west thus taking the leaves away from the building.

As there is no overhang of branches on this proposed building, similarly leaves, branches and shading in the garden should not be a problem for the reasons already outlined.

However to reduce the likelihood of these points becoming an issue in the future, the inspection of the tree referred to in the brief report could be coupled with some possible crown lifting and thinning. This is simply good arboricultural practice.

Finally any surfaced areas within the development such as access, car parking etc. they should be carried out using a porous material such as block paving, this to allow permeation of both air and water to this tree roots.

With regards to the tree issue in this brief survey, we can see no reason why this development should not be permitted as currently proposed.

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