

Consultee Comments for Planning Application 21/02033/FUL

Application Summary

Application Number: 21/02033/FUL

Address: Weeping Ash Ardleigh Road Great Bromley Colchester Essex CO7 7TL

Proposal: Removal of existing single garage, provision of 4 Bed, 7 Person detached house with integral garage, improvements to vehicular access and provision of new double garage to Weeping Ash.

Case Officer: Julie Ramsey

Consultee Details

Name: Mr Clive Dawson

Address: Weeley Council Offices Thorpe Road, Weeley, Clacton On Sea, Essex CO16 9AJ

Email: Not Available

On Behalf Of: Tree & Landscape Officer

Comments

The application site currently forms part of the residential curtilage of the host property. The boundary with the highway is demarcated by an established hedge comprising Hawthorn, Blackthorn with encroaching Ivy and a stunted Oak that has been maintained at hedge height. The hedge makes a pleasant, positive contribution to the rural character of the area.

Within the garden there are three trees that are likely to be affected by the development proposal. They are: a decorative conifer, probably Cupressus, A Himalayan Birch and a Tortured Willow.

In terms of the potential impact of the development on vegetation on the land it should be noted that the boundary hedge does not fall within the scope of legislation under which it can be afforded formal legal protection.

With regard to the trees they make a reasonable contribution to the character and appearance of the locality however their amenity value is not such that they merit formal legal protection by means of a Tendring District Council Tree Preservation Order.

From an examination of the proposed site layout it appears that it may be possible to retain the Tortured Willow; if this is not possible then the amenity value of the existing tree could be relatively easily replicated by the planting of a replacement tree.

Should planning permission be likely to be granted then details of soft landscaping for the front garden should be secured by a planning condition.

The purpose of the planting should be to aim to replicate the contribution that the existing trees

and hedge makes to the appearance of the public realm and to soften screen and enhance the appearance of the development.