

**Ref: Od Bank House 23/01418/HOU**

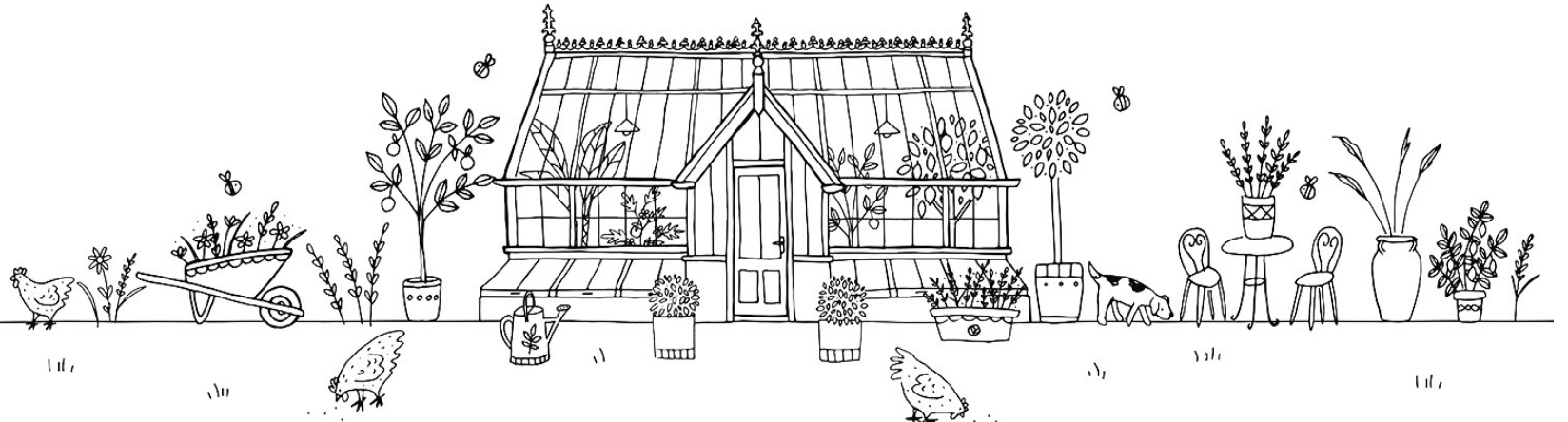
Old Bank House, High Street, Seaview, sits within the Seaview Conservation Area

The tree in the rear garden of Old Bank House is a non-native mature specimen *Prunus serrulata* Kanzan. We recognise the tree is subject to a TPO and makes a valuable contribution to the Seaview Conservation Area. The applicant understands the tree is an integral part of the whole design of the garden and, in addition, appreciates the much needed shade it provides in summer.

In order to protect the tree during demolition of the current shed and the construction of the approved greenhouse within the rear garden, the following measures will be implemented:

- Temporary fencing will be erected between the tree and the build. (please refer to the annotated map accompanying this statement) The fencing will be put in place before construction begins, and removed only after the works are completed.
- No materials will be stored, mixed or burnt in the restricted area beyond the fencing.
- No aspect of the building process will extend into the restricted area created by the fence.
- The proposed greenhouse will be sited 4m 70cm away from the trunk of the tree.
- The proposed greenhouse has been designed with a roof pitch of roof is 45 degrees and a low eaves height of 1.6m, giving an overall ridge height of 2.972m. The height of the greenhouse will have no impact on the broad vase-shape, half open crown of the tree, which is fully mature and is therefore not expected to impinge on the greenhouse.
- The proposed greenhouse will replace the existing shed. The existing shed sits on a concrete slab and this slab will be utilised as a foundation for the greenhouse so additional digging of foundations is not required.

The proposed greenhouse is a practical addition sympathetic to the character and appearance of Old Bank House and its surrounding environment. It will provide a space for the propagation of a variety of plants, flowers, fruits and vegetables that will provide an opportunity to maintain the residential garden and therefore play a positive role in sustaining, preserving and enhancing the immediate setting of Old Bank House and the wider setting of Seaview Conservation Area, in accordance with the aims of local policies.



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