

Tree Survey and Impact Statement

Demolition of Fire-Damaged Dwelling and Construction of Replacement Dwelling

33 Furnace Terrace, Penrhiwtyn, Neath, SA11 2EE



Site context view showing application site edged red and adjacent boundary vegetation.

Report reference	33FT/TS/01
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Prepared by	Brennan Architectural Design Ltd
Application site	33 Furnace Terrace, Penrhiwtyn, Neath, SA11 2EE
Proposal	Demolition of fire-damaged dwelling and construction of replacement dwelling

Note: This statement has been prepared as a proportionate tree survey and impact statement for planning validation purposes, having regard to the nature and scale of the proposed replacement dwelling and the visible boundary vegetation surrounding the site.

1. Introduction

This Tree Survey and Impact Statement has been prepared in support of a planning application for the demolition of the existing fire-damaged dwelling and construction of a replacement dwelling at 33 Furnace Terrace, Penrhiwtyn, Neath, SA11 2EE.

The statement has been prepared to address the Local Planning Authority validation requirement regarding trees on or adjacent to the application site.

The proposal relates to the replacement of an existing fire-damaged dwelling within an established residential curtilage. The replacement dwelling is proposed within the same footprint / general position as the existing dwelling and does not involve the creation of a new dwelling within an undeveloped part of the site.

2. Existing Site and Proposal

The application site comprises an existing fire-damaged dwelling and associated residential curtilage. The dwelling remains on site, but has suffered extensive fire damage and is in a poor state of repair. The proposal seeks permission for the demolition of the remaining fire-damaged structure and the construction of a replacement dwelling.

The proposed dwelling will:

- occupy the same plot as the existing dwelling;
- be constructed within the same footprint / general position as the existing dwelling;
- retain the established residential use of the site;
- not increase the number of dwellings;
- not extend the built form toward any boundary vegetation;
- not require the removal of any trees or significant vegetation.

3. Existing Vegetation

A review of the site context, including the submitted aerial and street-level images, confirms that there are no trees located within the proposed building footprint.

Vegetation visible along and adjacent to the site boundaries primarily comprises dense boundary bushes, scrub and small self-seeded saplings. This vegetation is located outside the main building footprint and away from the principal area of construction.

No mature trees or significant arboricultural features are proposed to be removed as part of the works.



Figure 1: 3D aerial view showing the application site edged red. Existing boundary vegetation is visible to the rear/eastern boundary and comprises bushes, scrub and small self-seeded saplings. This vegetation is to be retained and will not be affected by the proposed replacement dwelling.

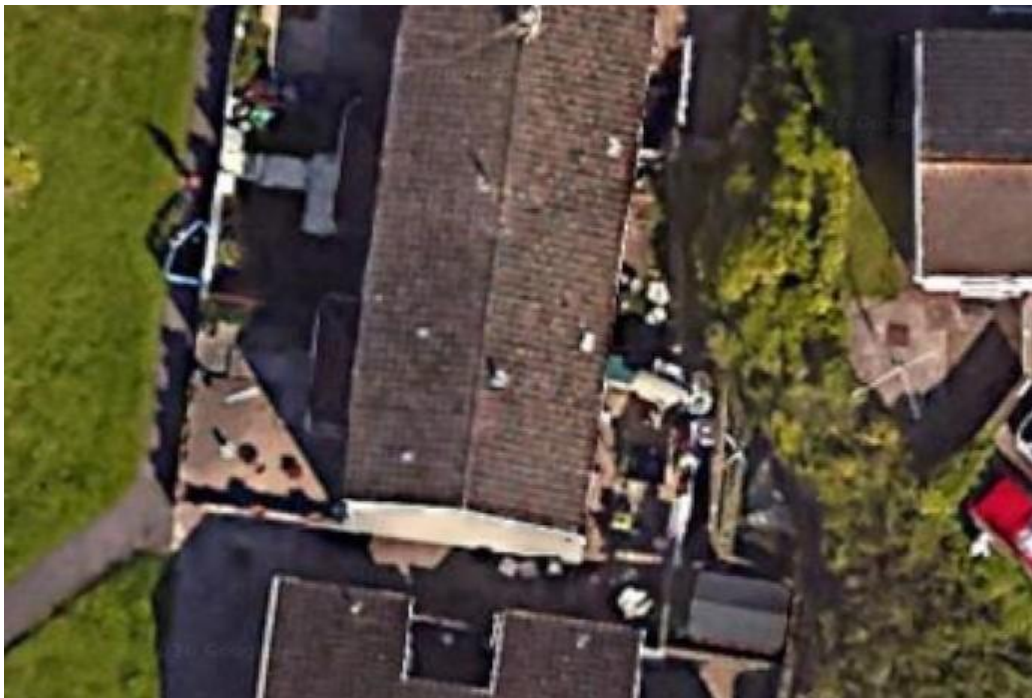


Figure 2: 2D aerial view showing the existing dwelling and surrounding domestic curtilage. Boundary vegetation is visible to the rear/eastern side of the site and is located outside the proposed replacement dwelling footprint.



Figure 3: Street view image showing the existing frontage to No. 33 and boundary vegetation visible beyond/adjacent to the site. The vegetation comprises dense bushes, scrub and self-seeded growth and is to be retained.

4. Relationship of Development to Trees and Vegetation

The proposal is for a replacement dwelling within the same footprint / general position as the existing fire-damaged dwelling. The scheme does not introduce built development into an undeveloped part of the site and does not extend the dwelling further toward the boundary vegetation.

As the replacement dwelling will not extend beyond the established built form toward the boundary vegetation, the proposal will not result in any additional encroachment toward trees, bushes or saplings when compared with the existing dwelling.

The development will therefore not result in:

- the removal of trees;
- the removal of significant vegetation;
- pruning or lopping of trees;
- excavation within the root area of any significant tree;
- construction of new built form closer to boundary vegetation;
- any adverse impact on visual amenity arising from tree loss.

5. Tree Protection Measures

Although no trees are proposed to be removed or affected, reasonable precautions will be taken during construction to protect existing boundary vegetation.

The following measures are proposed:

- no storage of materials against boundary vegetation;
- no burning of materials within or adjacent to boundary vegetation;
- no unnecessary excavation within the vicinity of retained boundary vegetation;
- no plant or machinery to be operated in a manner that could damage retained boundary vegetation;
- existing vegetation to be retained unless otherwise agreed in writing with the Local Planning Authority.

Where required, temporary protective fencing or site barriers can be installed along the edge of the working area to prevent accidental damage to retained boundary vegetation during construction.

6. Policy Context

The proposed protection and retention of existing boundary vegetation has been considered having regard to the relevant objectives of the Neath Port Talbot Local Development Plan, including Policy SP15 Biodiversity and Geodiversity and Policy BE1 Design.

The proposed works will not result in the loss of any trees or significant vegetation and will preserve the existing boundary vegetation that contributes to local visual amenity and biodiversity value.

7. Summary and Conclusion

The proposal is for the demolition of an existing fire-damaged dwelling and the construction of a replacement dwelling within the same footprint / general position at 33 Furnace Terrace.

No trees are located within the proposed building footprint. Boundary vegetation comprises bushes, scrub and small self-seeded saplings, which are located away from the proposed works and will be retained.

The proposal will not result in the removal, pruning or damage of trees or significant vegetation. The development will not extend the built form closer to boundary vegetation when compared with the existing fire-damaged dwelling.

The proposed development is therefore considered acceptable in arboricultural terms and will not result in any adverse impact on trees, visual amenity or the character of the area.

The proposal is considered to comply with the relevant objectives of Policies SP15 and BE1 of the Neath Port Talbot Local Development Plan.