

TREE OFFICER COMMENTS

VALERIE HARRIS Planning Tree Officer and Landscape Architect

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Rear 159-161 Brookbank Rd DC/20/119285

Existing setting:

- The existing 2/3 frontage multi-stemmed sycamores provide urban greening and street amenity
- The sycamores are probably self-set trees and are unsustainable in their position close to the frontage boundary wall
- nearby front gardens on Cliffview Road generally have low walls and hedges although frontage parking in places has fragmented and been detrimental to this front garden character
- front gardens on Brookbank Road and Overcliff Road in the main are also characterised by low walls and hedges

Proposed development:

- The proposed front elevation is too close to the pavement and bus shelter
- This restricts the front space to a very narrow strip
- There is insufficient space for a front wall, hedge and replacement tree(s)
- the retention of the existing rear sycamore and magnolia is hugely welcomed

Recommendation:

- The proposed building needs to be set back from the pavement to provide space for a meaningful front garden
- The front garden needs a low front wall, with hedge and replacement tree(s)
- The rear gardens of units 1 and 2 need to have planting beds for boundary climbers and hedging
- conditions for hard and soft landscaping required
- Tree Protection Plan (TPP) for rear trees including off-site willow required