

NYMNPA

30/07/2020

REGISTERED
ARCHITECT

John Blaymires

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Our Ref:

DOCUMENT ISSUE SHEET

TO: NORTH YORK MOORS NATIONAL PARK AUTHORITY PLANNING THE OLD VICARAGE, BONDGATE HELMISLEY, YORK YO62 5BP.	FROM: JOHN BLAYMIRES	Date 27/07/2020
Document	Description	No Of
PLANNING APPLICATION DOCUMENTS	PLANNING APPLICATION DOCUMENTS FOR APPLICATION AT BECKDALE HOUSE HACKNESS ROAD SCARBOROUGH YO13 0QY.	1 SET.

MESSAGE

DEAR SIR,

PROPOSED EXTENSION TO BECKDALE HOUSE HACKNESS RD. SCARBOROUGH.

I ATTACH THE ABOVE AND MENTION THAT THIS APPLICATION IS SUBSTANTIALLY THE SAME AS THAT SUBMITTED PREVIOUSLY ON 29TH MARCH 2016 AND APPROVED ON 24 MARCH 2016 DECISION NO. NYM/2016/0220/FL. (THE ONLY AMENDMENT IS A MINOR REDUCTION IN THE SIZE OF THE ROOFLIGHT TO THE EXTENSION.

I ALSO MENTION THAT THERE ARE NO CHANGES TO THE SITE AND THE TREE WHICH IS IN THE LOCATION OF THE EXTENSION HAS BEEN PRUNED AS NECESSARY SO THERE ARE NO CHANGES TO THE SITE CONDITIONS OR THE DESIGN PROPOSED.

IN VIEW OF THIS I TRUST THE AUTHORITY CAN LOOK FAVOURABLY ON THE APPLICATION WHICH IS SUBMITTED BECAUSE THE ORIGINAL APPROVAL HAS LAPSED AND MY CLIENT NOW WISHES TO BUILD THE EXTENSION.

I TRUST ALL IS CLEAR BUT SHOULD YOU HAVE ANY CONCERNS PLEASE CONTACT ME.

YOURS FAITHFULLY

JOHN BLAYMIRES

Garden **D**evelopment



Environm**E**ntal Improvement

Rec**R**eational provision



Contact ~ David Russell
Ravenhurst, Church Rd, Ravenscar, Scarborough, YO130LZ



20th April 2016

TREE SURVEY AND ASSESSMENT AT BECKDALE HOUSE, SCALBY, SCARBOROUGH, FOR MR & MRS N. THOMAS CARRIED OUT ON 19th APRIL 2016.

Following a request by J. Blaymires, Architect, I have examined plans for a proposed extension and in particular the relationship with a tree growing in the next door garden. I give below details of the tree

SPECIES	Betula utilis (Himalayan Birch)
APPROXIMATE HEIGHT	8/9 metres
CROWN SPREAD	7/8 Metres
APPROXIMATE AGE	35/ 40 years
BRITISH STANDARD CLASS	A
TRUNK GIRTH (at 1Metre)	320mm

COMMENTS

This is an excellent amenity tree growing in the neighbouring garden, it is still relatively young with a life expectancy of up to 100 years. The tree supports a well balanced branch network and no defect or problems were observed. The root zone of the tree is likely to extend to the approximate area of the branch network. However, due to an area of paving in Mr Thomas garden area, (where the extension is proposed) it is probable that the roots have been less vigorous under the hard surface and been more spreading in the adjoining garden where water and air movements can take place unimpeded.

IMPACT OF PROPOSED EXTENSION

It is my opinion that provided reasonable protection measures are put in place and work proceeds with caution then the extension could be constructed without adverse affect upon the tree. A root and branch protection zone should be established covering an area approximately similar to the crown spread of tree branches (no digging, except by hand will be allowed in this area nor will any activity which could damage tree branches be permitted). In practice this will mean protecting the area within the confines of Beckdale House. A protective fence should be erected as shown on plan No DER /2016/5 and should remain in place until construction is complete.

I hope this report gives you a general assessment of the current situation.

D.E.RUSSELL APRIL 2016

THE SURVEY AT BECKDALE HOUSE, SCALBY

D.E.R Horticultural Consultancy

Date April 2016
Plan No DER/2016/5
Scale 1: 100

Suggested line
of recommended
protective fence



existing
hedge
2.3 to
2.8m h.

proposed
extension.

AREA A
see detail plans.

front

rear