

**THE BOOKHAMS  
RESIDENTS'  
ASSOCIATION** (FOUNDED 1926)  
www.bookhamresidents.org.uk

Planning correspondence to F Fancourt,  
[REDACTED],  
Great Bookham,  
Surrey,  
[REDACTED]

23rd August 2019

Dear Sir,

**Location  
Development**

1, Fiona Close, Bookham, Leatherhead, Surrey, KT23 3JU  
Retrospective application seeking approval for the erection of an outbuilding and ground floor external alterations to the host dwelling which vary from the plans approved under application MO/2016/1973. The variations include the installation of a window on the front elevation, the replacement of a door with a window on the rear elevation and the reduction in the size of the box window on the north eastern corner of the dwelling

**Planning Ref**

MO/2019/1259

The Bookhams Residents Association Objects to this Retrospective Application to erect an outbuilding over the root spread of the mature Category A oak tree growing immediately outside the property at 1 Fiona Close. The building should be removed and the previous grasscrete driveway should be reinstated and should remain in the future in accordance with the permission granted in 2016.

The last page of the Tree Protection Plan prepared by Ant Ludlow in conjunction with both this planning application form and with the previous planning application form No MO/2016/1973 provides a clear diagram of the root protection area and the splay of area over which grasscrete driveway is to be installed; the area to be utilised for parking and turning only. The photographs supplied with the current application clearly show that an outbuilding has been erected immediately over this area in contravention of the conditions stipulated when permission for MO/2016/1973 was granted.

Whilst the application does note that invasive footings or materials liable to contaminate the soil have not been used, there has been no consideration given to the lack of precipitation which will ensue once a structure is left in place for an extended period in this location.

In the Tree Survey/Landscaping Proposals the Category A Oak Tree (T1) is described as a Fine mature highway tree with a minimum of 40 years of good future life. Given that the house structure granted under planning application MO/2016/1973 already encroached upon the root spread area of this oak tree, and the grasscrete area mitigated any further detrimental effects, any additional impact upon the root area is likely to have a detrimental

effect upon the tree. It is entirely possible that sudden branch drop or a similar calamity could occur due to the impact of the lack of rainfall feeding the roots immediately under any structure located in this position. Should the applicant maintain any structure on this area (other than grasscrete), we consider that any future resulting claim for injury, damage or harm arising from such an event, should be totally discounted by the authorities as the advice of the authorities has not been adhered to.

Conditions for permission state: “...**strictly in accordance with the submitted documents** and plan number(s)...contained within the application **and no variations shall take place.**” Also: “No vehicle shall access the site using the proposed access unless and until space has been laid out within the site in accordance with the approved plans..... **Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.**”

The Association objects strongly to any application which will prejudice the health of this Category A oak tree. The Government has acknowledged the role that mature trees play in our environment and we believe that this outbuilding will be detrimental to this magnificent tree. Please refuse permission.

Yours faithfully,

Frances Fancourt

Planning Sub Committee.

cc, Cllr Richard Moyse, Cllr Simon Edge, Cllr Metin Huseyin, Cllr Elizabeth Daly, Cllr Roger Adams, Cllr Nancy Goodacre, SCC Cllr Clare Curran, MVDC Planning Department.

The Head of Planning,

Mole Valley District Council

Pippbrook

Dorking

Surrey

RH41SJ