



Knowle, Dorridge and Bentley Heath (KDBH)

Neighbourhood Forum

Response to Planning Application PL2020 01274 PPFL

2 and 3 Bushwood Drive, Dorridge

Demolition of existing dwelling, erection of 3 detached dwellings and one detached garage

Lucy Hodgetts
Planning Services
Solihull MBC
Council House
SOLIHULL B91 3QB

Dear Ms Hodgetts

The Knowle Dorridge and Bentley Heath Neighbourhood Forum (NF) objects to this application for the reasons set out below.

Planning permission was granted in March 2020 for 2 detached dwellings on this plot. The proposal to add a third substantial dwelling results in rear garden areas that are disproportionately small for the size of dwelling and, in the case of plot 3, heavily overshadowed by a substantial mature oak which overhangs more than half the rear garden area. The proposed development threatens this mature tree which we understand is protected by a TPO.

There is no survey plan indicating the condition of trees on the site but we note from the ecology survey that reference is made to a mature oak protected by a TPO. We assume this is the mature oak on the northern boundary.

The NF does not accept the agent's argument that shading of the rear of the house and garden will not arise because of the northerly aspect. A site visit will demonstrate that the relationship of the tree to the rear of the house will cause substantial loss of light to the interior rooms and an unacceptable level of shading and loss of amenity to the garden area. As a consequence, it is highly likely that a future occupier will seek the removal, or at least substantial lopping, of the protected mature oak tree. In this regard, the proposed layout does not accord with Solihull Council's own guidance, 'Trees on Development Sites, Design Guidance no.1' which states that the following should be considered; 'Design a layout where buildings should not be too close to trees, thereby avoiding unreasonable reduction in light to habitable rooms and shading of gardens.'

The NF concludes that the erection of 3 dwellings is overdevelopment of this plot, contrary to NP policy D1 and also potentially to Policy NE1 which seeks the retention of trees in new developments.

We trust these comments will be taken into account in determining this application.

Yours sincerely

Jane Aykroyd
Chair, KDBH Neighbourhood Forum