

## Comment on a planning application

### Application Details

**Application:** 24/2278/VRC

**Address:** North Boundary WallDorchester MewsTwickenham

**Proposal:** Variation of condition LT04 - Protective Fencing (Other)-Small Fencing of planning permission 23/3057/FUL to revise the Arboricultural Method Statement to reduce and remove all roots within trench fill foundation to secure long-term structural integrity of the boundary wall.

### Comments Made By

**Name:** Ms. Juanita Taliadouros

**Address:** 7 Dorchester Mews Twickenham TW1 2LE

### Comments

**Type of comment:** Support the proposal

**Comment:** Import of Trees, Conservation Area, Townscape Merit, Visual Amenity are understood - but this cannot be at ANY cost for neighbouring property.

Tree Owners have a duty to prevent or minimise interference, private nuisance & trespass to land, including risk thereof.

Subject trees have been allowed to develop to proportions out of synch with their proximity to neighbouring structures & surfaces.

24/2278/VRC is specific to Tree Roots crossing the boundary, affecting & risking immediately-adjacent property at Dorchester Mews, TW1 2LE.

Context is important:-

Residents were imperilled by an unstable, falling, technically dangerous Boundary Wall, and have battled for 14 years to secure costly & disruptive resolution.

Disproportionately-large, high water-draw trees in close proximity to it, will have played their part in its' deterioration.

At the False Acacia, the Old Wall was sagging, leaning towards Dorchester Mews, resting-on the timber-framed Carport Structure. This was a danger to residents going about their daily lives behind the Wall.

At the Raised Planters, the Old Wall was sagging towards the Garages, where ground saturation next-to Foundations would have been happening. The Tree Root exposed at 16 St Stephens Gardens (possibly from Silver Birch), impedes a foundation to the Planters to water-proof them & redirect Drainage away from the boundary & new Wall foundations

The False Acacia & Willow crowns overhang the Carport Roof by c.50+%. This amplifies debris / fouling. And rainwater drainage is compromised by this. Gutters & Hoppers are clogged by tree debris, preventing proper drainage & causing serious distortion of them. Accordingly, all gutters & hoppers behind the Carport Structure will have to be replaced & the box gutter behind the Garages rebuilt (water was running down the internal rear wall, causing damage / damp).

All Downpipes will be taken underground (N-to-S) to minimise surface hazard / risk of slipping. This is expensive & disruptive, as entire sections of paving in the Carport Area will have to be dug up, to do this.

To enable removal of tree debris from TW1 2LE side - the new Wall had to be designed to be lower than before.

Focussing on Tree Roots & 24/2278/VRC:-

Adjacent surfaces & structures & drainage mechanisms along the N Boundary at TW1 2LE, must be protected from further / future action from intruding tree roots.

Mature WILLOW trees present high risk of subsidence or root damage when close to structures. Willow roots are intruding across the TW1 2LE boundary & parking surfaces in-proximity are being lifted. "the most common trees related to building subsidence" (<https://structuralrepairs.com>). "love damp conditions & mature trees can extract .. 1,000 of water daily from soil. .. roots regularly invade drains & other pipes" (<https://www.blbsolicitors.co.uk/blog/>). "shallow roots that lift sidewalks, foundations & .. paved surfaces." (<https://www.gardeningknowhow.com>)

FALSE ACACIA, also high risk of subsidence or tree root damage. Parking spaces at TW1 2LE adjacent to the intruding False Acacia roots, have subsided surfaces. Root structures are "invasive" & "tricky" to manage. A Friends of Clapham Common article refers to Battersea Woods being invaded by "super suckering roots", which "will continue to spread", "woods slowly engorged" (<https://claphamcommon.net/woodland/>). "even known to thrust up through floorboards!" (<https://www.barcham.co.uk>). .

Intruding roots from the Willow & False Acacia will continue to grow & risk structures, surfaces, drainage, persons & additional cost of repair. Raised Planters against the new Wall risk the new Wall & its' foundations, without robust drainage management.

Property at Dorchester Mews must be protected from damage. Residents are entitled to safe unimpeded enjoyment of their property & residential amenities.