

overhangs the site from the garden of the neighbouring property. Without such information the Council felt unable to assess the full impact of the proposed development on landscape character. From my observations during the visit, I am satisfied that the scale of the proposals does not justify an Arboriculture Report to enable the Council to assess the impact on these trees, which are located alongside an existing garage, some distance from the proposed buildings. Furthermore, conditions could be imposed on any planning permission to require the precise detail of protective fencing for the retained trees to be submitted to and approved and carried out before other work on site commences.

15. Taking all things into account, I have concluded on the fourth issue that the lack of an Arboriculture Report and method of protecting retained trees is not necessary in this case and is not, therefore, a justifiable reason for refusal. The submitted plans meet the requirement of Policy LP79 of the Local Plan insofar as landscape features are included.

#### **Overall Conclusion**

16. I would expect the submitted drawings to be adequate to enable the Council assess the full impact of the proposed development on the landscape character, planting and features, which contribute to the setting of the listed buildings and the characteristics of the Conservation Area. In my judgement, however, the proposals would neither preserve nor enhance the character or appearance of Chipping Sodbury Conservation Area or the setting of listed buildings. The living conditions of nearby residents would be seriously harmed whilst increased use of the existing access would be seriously detrimental to the safety of users. These shortcomings are of overriding importance. My overall conclusion is that the proposed development should not go ahead.
17. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

#### **Formal Decision**

18. For the reasons given above, I dismiss this appeal.

  
INSPECTOR