

## **1. Opinion**

In the opinion of the Planning Advisory Group this application can now be **approved**, subject to the item relating to trees in section 4.0 being addressed.

## **2. Description**

This application concerns the construction of a detached outbuilding (sauna) located within the garden to the west of Toby Cottage. We requested elevations of the proposed structure be submitted (as per ESC’s validation requirements for outbuildings), which have now been supplied.

## **3. Comment**

It is considered that this application would have a negligible impact on the Conservation Area, and minimal impact on the setting of the adjacent listed building (The Old Corner House).

However, we would request that the trees shown to the south and east boundaries on the proposed site plan are all retained, as they are important for screening. The proximity of these trees to the proposed site for the sauna raises questions about root protection areas, which is dependent on the size and type of the trees (not specified on the proposed site location plan).

## **4. Summary**

This application now satisfies ECS’s validation requirements for outbuildings.

The proposed sauna is not considered to harm either the Conservation Area or the setting of the Grade II listed neighbouring property.

The trees shown on the proposed site plan should all be retained. ESC’s Tree Officer should be consulted to ensure the construction of the sauna does not impact the root protection areas of the trees.