

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242767
Address:	6 Pitts Lane, Earley, Wokingham, RG6 1BT.		
Proposal:	Householder application for the proposed demolition of existing conservatory and kitchen, preceding the erection of a single storey rear extension, and installation of 2 roof dormers to form second floor extension. Plus addition of dormer to detached garage to form first floor garage extension.		
Type of Development:	Other Householder		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☒ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

The rear half of the site is within Bulmershe Site of Urban Landscape Value (SULV). The rear boundary joins with Tree Preservation Order (TPO) 3/1951, A1, on all trees living in 1951. The site is subject to TPO 1152/2006, T1, a hornbeam towards the front boundary, T2, a neighbouring lime and T3, a sycamore on the north boundary. The road features set back houses, many of which have been altered over time, on individual plots with verdant front gardens.

I refer to submissions 241311; proposed elevations 077 PL EL Aug 24; existing block plan 077 E BP Aug 24; proposed block plan 077 PL BP Aug 24; D&A 241025 077 L01 28.10.24; existing garage plans 077 E G Aug 24; proposed garage plans 077 PL G Aug 24 and application form PP-13523617 29.10.24.

National Planning Policy Framework 2024 (NPPF), Wokingham Borough Core Strategy (Adopted 29 January 2010), CP1 – Sustainable development, CP3 - General Principles for development and Wokingham Borough Managing Development Delivery Document (Local Plan) – Adopted 21 February 2014, Policy CC03: Green Infrastructure, Trees and Landscaping and Policy TB21: Landscape Character, Policy TB22: Sites of Urban Landscape Value, Wokingham Borough Council Borough Design Guide Supplementary Planning Document June 2012 and

BS5837:2012: Trees in relation to design, demolition and construction – Recommendations refer.

The garage is set back from the main house, for some years it has been fenced off from the house, with which it shares road access. The proposed changes will maintain the ridge height and add two windows, so the scant public views from the road will not unduly alter. As the changes to the rear of the building are far from the SULV boundary and that boundary features protected screening trees, I feel there will be little impact upon the SULV. TPO tree number T3 is sufficiently far from the proposed garage works that it will not be directly impacted.

The house proposals are subservient to the main and feature complementary external materials. These aspects the set-back, screening from third party shrubs and TPO tree, no stated changes to the front green infrastructure and the mixed design styles in the street allows me to suggest the proposal will not be out of keeping.

My only concern is for the TPO hornbeam, T1, at the front of the site. It is growing adjacent to the driveway access. The driveway at this point is gravel which can be compressed by construction traffic, damaging roots. The canopy hangs low enough to be brushed and harmed by construction vehicles. I agree with the agent that the tree will not be harmed by the built form, but I have received no information about how it will not be protected from construction activities. Therefore, I have suggested a condition.

Conditions & Reasons (if required)

CL7 Protection of trees (amended)

a) No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of T1 of Tree Preservation Order number 1152/2006 in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

RL7 To secure the protection throughout the time that the development is

being carried out of T1 growing within the site, which is of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

Date:	13.11.24	Signed:	C Ramsey
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