

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	251493
Address:	3 Pinewood Avenue, Crowthorne, Wokingham, RG45 6RS.		
Proposal:	Householder application for the proposed erection of single storey extension, single storey garage following demolition of existing garage, entrance porch extension, raised roof conversion for habitable accommodation, 2 no. front and side dormer windows, 1 no. rear dormer window and changes to fenestration.		
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 site is towards the end of a cul-de-sac of mixed style and age houses. The north boundary backs onto Tree Preservation Order (TPO) 59/1973, A4, on all trees alive in 1973. Trees provide a green backdrop as seen from Pinewood Avenue and Ellis Road.

I refer to submissions and information 110823; 130123; Arboricultural Impact Assessment GHA/DS/160369:25 20.6.25; planning statement 20.6.25 and existing and Proposed Floor Plans, Elevations and Sections 22506-4 01 12.6.25

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, Wokingham Borough Council Borough Design Guide Supplementary Planning Document June 2012 and BS5837:2012: Trees in relation to design, demolition and construction – Recommendations refer.

This application is similar to consented application 130123 except the proposed ridge height is 7.14m and the bulk and mass of the house is also increased. I am concerned about the built form height and mass permanently obscuring the publicly viewable green backdrop amenity of the protected trees. This would be specifically contrary to Design Guide point R23.

The tree submission relates to the garage only *'The proposal for the site is to construct a new garage and store building to replace the existing dilapidated structures.'* The tree protection plan notes the single story extension but does not mention the increase in height and therefore the impact upon the protected tree canopy. Has this been assessed? Please clarify.

As it stands, I suggest the application is contrary to policies such as CC03, CP3, TB21 and the Design Guide.

Conditions & Reasons (if required)			
n/a at this time			
Date:	1.7.25	Signed:	C Ramsey