

PLANNING REF : 252385
PROPERTY ADDRESS : 18 Hinton Drive
: Crowthorne, Berkshire
: RG45 6JY
SUBMITTED BY : Mrs Rosalind Snow
DATE SUBMITTED : 31/10/2025

COMMENTS:

I am writing to object to the planning application for a proposed small dwelling which directly adjoins my property at 18 Hinton Drive, for the reasons stated below.

1. Impact on Protected Oak Tree (TPO)

There is a mature oak tree located immediately adjacent to our shared boundary, which is subject to a Tree Preservation Order (TPO). The proposed development appears to be within the root protection area (RPA) of this oak. Any excavation, foundation work, or alteration of ground levels in such proximity would likely cause serious and irreversible damage to the root system, compromising the long-term health and stability of the tree.

This tree makes a significant contribution to local visual amenity and biodiversity. The proposed works therefore conflict with the council's statutory duty under Section 197 of the Town and Country Planning Act 1990 to protect trees that enhance the character of the area.

2. Size of the Proposed Outbuilding and Potential Future Conversion

The proposed outbuilding appears large in scale relative to the size of the garden and is excessive for an ancillary use. Its scale, layout, and apparent level of self-containment raise concerns that it may be intended, or could easily be adapted in future, for use as a separate residential dwelling.

This gives rise to the impression that the proposal is a step towards creating additional residential accommodation rather than a genuine outbuilding, which would represent unauthorised intensification of use and backland development. Such incremental development would be contrary to local planning policies designed to maintain the character and spacing of existing dwellings.

3. Proximity to Boundary and Overdevelopment

The proposed dwelling is shown to be built directly against or very near the boundary fence, representing a form of cramped and inappropriate development that is out of keeping with the

established pattern of spacing between dwellings in the area. This proximity would likely have adverse effects on residential amenity, including loss of privacy and an increased sense of enclosure.

4. Potential Breach of TPO Conditions and Future Pressure for Tree Removal

Experience suggests that once development occurs so close to a protected tree, future occupants often complain about shading, falling leaves, or perceived safety issues. This can lead to future applications to fell or severely prune the tree, undermining the purpose of the TPO and the council's tree protection policies.

5. Inadequate Arboricultural Assessment

The submitted documents (if any) appear to lack a full arboricultural impact assessment or a detailed tree protection plan prepared by a qualified arborist in accordance with BS 5837:2012 ("Trees in Relation to Design, Demolition and Construction"). No development should be approved until a satisfactory assessment and method statement are submitted and reviewed.

6. Environmental and Amenity Considerations

The oak tree supports local wildlife, including nesting birds and pollinators. Its loss or decline would negatively affect the biodiversity value of the area, contrary to the council's environmental policies and the National Planning Policy Framework (NPPF), which seeks to protect and enhance valued natural assets.

In summary, this proposal would cause unacceptable harm to a mature protected tree, result in overdevelopment of the garden, and potentially enable unauthorised residential use in the future. It would also have an adverse impact on neighbouring amenity and local character.

For these reasons, I respectfully request that the council refuse this application.