

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250648
Address:	2 The Conifers, Crowthorne, Wokingham, RG45 6TG.		
Proposal:	Householder application for the proposed erection of a single storey rear extension plus changes to fenestration, installation of roof lights following the demolition of the conservatory.		
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 west and south boundaries of the site are impacted by Tree Preservation Order (TPO) 896/1997, W2, on all oak, sweet chestnut, Scots pine, birch and holly of whatever age. The west boundary and part of the rear garden is also in Countryside. The property is located on a maturing housing development which is notably sylvan. Fleeting views of the rear of the site can be seen through the protected trees, from the public highway of Old Wokingham Road.

I refer to submissions and information 121381; photos 22.4.25; Arboricultural Impact Assessment GHA/DS/1602468:25 14.4.25 and proposed rear elevation 25.001 08b 17.3.25

National Planning Policy Framework 2024 (NPPF), Wokingham Borough Core Strategy (Adopted 29 January 2010), CP1 – Sustainable development, CP3 - General Principles for development, CP11 - Proposals outside Development Limits (including countryside) 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.

The TPO trees are marginally impacted by the scheme and mitigation for this has been submitted. I find this report acceptable and have suggested a condition to ensure its requirements are followed.

The proposed built forms are subservient, use complementary external materials, do not encroach into the Countryside and will only offer scant views from the Old Wokingham Road.

Overall, given the inclusion of the Condition, I suggest the application complies with the T&L parts of the policies and guidance listed above.

Conditions & Reasons (if required)

CL7 – protection of trees (amended)

No development or other operations shall take place except in complete accordance with the BS:5837 'Arboricultural Impact Assessment GHA/DS/1602468:25 14.4.25' (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 trees shrubs or hedges growing within or adjacent to the site which are 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:	30.4.25	Signed:	C Ramsey
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