

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	251704
Address:	Suncot, School Road, Barkham, Wokingham, RG41 4TR.		
Proposal:	Householder application for the proposed erection of front, side and rear extension, roof extension with dormer windows, double gable at rear, with the retention of one existing wall at the front of the property, and replacement of all the other existing walls with new structure.		
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

A revision A Site Layout Plan is submitted – my previous comments from 6.10.25 are included in italics below. These havnt changed – however in reviewing the drawings I am minded to add protection to tree T3 with respect to foundations for the brick piers to the entrance. The method of mitigation and the exact position of the gate/pier feature in relation to the root protection area of T3 must be included in the Tree Protection Plan and the method detailed in the Arboricultural Method Statement to be submitted as Condition CL7.

The site is located in the countryside along School Road, a Green Route as per the Policies Map. A feature of Green Routes are well landscaped front gardens with often large mature trees in front verges, some of which are Veteran or Notable trees, and many of which are protected. The same is true of the site which has mature Oak trees to the front of the site that are protected by TPO1792/2021 which includes a group of 2 Oak trees (G1 on TPO and T1 and T2 on the Tree Protection Plan TPP) Also to the front of the site, but off-site is T1 on the TPO and T3 on the TPP). to the NW corner of the site, and single Oak tree T3. There is another protected tree halfway along the NW boundary T2 on the TPO and T5 on the TPP. All of these

trees will be retained. The only tree to be removed is T4 which is not protected by the TPO. This tree is to be removed to facilitate additional parking in the front driveway.

A tree report; BS5837:2012 Tree Survey, Arboricultural Impact Assessment, Arboricultural Method Statement and tree Protection Plan from ATS . The report includes a Tree Protection Plan which is acceptable. I have no objection to the removal of T4 – but reiterate the Arboricultural Consultant's recommendation for replacing T4.

I note that a detached garden room has been included in the Tree Protection Plan, this will need to be updated along with the report to remove any reference to the garden room. The revised and updated report can then be resubmitted as a tree protection condition in accordance with Policy CC03 2/d.

I note the refurbished entrance overall measures 3.9m from the corner of Grantley and the site west towards the nearest tree T3. The western brick pier can be built without incursion into the root protection area of T3 , but as a precaution the foundation holes for the piers should be lined with plastic DPC to ensure there is no contact between the roots and the cement (lime leachate). Please include this in a revised and updated Arboricultural Method Statement required as a condition of planning permission.

Conditions & Reasons (if required)			
CL7 – Arboricultural Method Statement			
Date:	14.11.25	Signed:	BRC