

# MEMORANDUM

|                             |                                                                                                                                                                           |         |                       |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------------------|
| <b>From:</b>                | Tina Cuss<br>Ecology Officer                                                                                                                                              |         |                       |
| <b>Service</b>              | WBC<br>Householder                                                                                                                                                        | Ecology | <b>App No:</b> 241873 |
| <b>Address:</b>             | Avenue House, Mill Lane, Sindlesham, Wokingham, RG41 5DF.                                                                                                                 |         |                       |
| <b>Proposal:</b>            | Householder application for the proposed erection of a single storey side/rear extension to include a double garage and link, plus demolition of an existing outbuilding. |         |                       |
| <b>Type of Development:</b> | Other Householder                                                                                                                                                         |         |                       |
| <b>Site Visit Made:</b>     | No                                                                                                                                                                        |         |                       |

## Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☒ No objection subject to conditions (and reasons) **stated below**
- ☐ Negotiate the amendments **stated below**.
- ☐ Objection due to the reason(s) **stated below**

## Comments On Proposal

I have reviewed the Tree Planting Scheme P2947-SLS00 V1 , Proposed Site Plan P014 Rev A, Proposed Elevations P011 Rev A, and Proposed Elevation P012 Rev B.

Provided that the bird box is installed on the northern elevation I will be able to recommend that a condition requiring submission of an ecological enhancement scheme won't be necessary.

If at least 3 native English oak (*Quercus robur*) are included and the tree, shrub and herbaceous planting is implemented in accordance with Proposed Site Plan P014 Rev A, and native broadleaved hedge planting is implemented in line with Tree Planting Scheme P2947-SLS00 V1 then there are no ecological objections to the development as proposed. The Proposed Site Plan doesn't include details of boundary treatments. As previously agreed, any closeboard fencing proposed should include hedgehog gaps.

The additional footway around the south side of the garage does not appear to have been assessed by the Arboriculturist and the Tree Protection Scheme (P2974-TPS01 V2) is not fully consistent with the Proposed Site Plan P014 Rev A. The Tree Protection Fence should be erected on the western edge of the Root Protection Area of T2 to creation a sacrosanct construction exclusion zone on the line shown on

P014 Rev A but in accordance with the Tree Protection Scheme installation methodology detailed in section 5.

**Conditions & Reasons (if required)**

**Condition:** No external lighting shall be installed on the site or affixed to any buildings on the site without the written approval of the local planning authority.

**Reason:** To ensure that bats and birds are not adversely affected by the proposals.  
Relevant policy: NPPF paragraph 191, Core Strategy policies CP1, CP3 and CP7 and Managing Development Delivery policy TB23.

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| <b>Date:</b> | 27/03/25 | <b>Signed:</b> | T Cuss |
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