

# MEMORANDUM

|                             |                                                                                                                                                                     |                |        |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | Brigitte Crafer<br>Landscape Architect                                                                                                                              |                |        |
| <b>Service</b>              | WBC Landscape and<br>Trees                                                                                                                                          | <b>App No:</b> | 261442 |
| <b>Address:</b>             | 37 Kerris Way, Earley, Wokingham, RG6 5UW.                                                                                                                          |                |        |
| <b>Proposal:</b>            | Full application for the proposed erection of 1 no. detached dwelling with associated parking and landscaping following demolition of the existing detached garage. |                |        |
| <b>Type of Development:</b> | Minor Dwellings (1-9)                                                                                                                                               |                |        |
| <b>Site Visit Made:</b>     | 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 located in an established residential area of Earley. It backs onto a landscaped footpath known as Elm Lane which is treelined to both sides of the lane where there are also wildflower verges each side. The rear boundary of the site backs on to the lane but there are no trees in the verge / within the site contributing to the landscape character of the lane at this time. Recent historic snapshots show at least 2 trees within the verges / in rear gardens one of which was a very large old Oak tree protected by TPO 0197-1980 which seems to have disappeared between 2019 and 2022. The TPO shows 2 other protected Oak trees and an Ash either within the site or along Elm Lane none of which appear to be present now. It is not known whether any replacement trees were planted.

Policy CC03 2/d requires that trees on development sites are retained and protected.

An Arboricultural Impact Assessment – Ref. MW2404. KWE AIA Rev. A 28.11.24. It shows the removal of 3 small fruit trees. The report contains a Tree Protection Plan and a method statement which includes methods to mitigate impact of services running through root protection areas of trees, ground protection and methods of installing fence posts within the root protection area. Its not clear whether all these

mitigation methods will be required. I have no objection to the AIA, although a final protection plan and method statement will be required as a condition.

The application is for the erection of a similarly sized house to the host dwelling set at 90 degrees to it. There is a small gap of 1.5m between the NE wall of the proposed dwelling and the side of No. 35, and the proposed dwelling is projecting 4.3m to the front of No. 35. The placing of the new dwelling to No. 37 gives the effect of dwellings arranged around a courtyard space – although the relationship with No. 35 is quite close.

The proposal necessitates the removal of the detached garage building at 37.

Policy TB21 requires that proposals should retain or enhance the condition, character and features that contribute to the landscape. Policy CC03 requires that development proposals incorporate high quality, ideally native planting and landscaping as an integral part of the scheme.

I have no objection to the proposals but in order to meet the requirements of Policies TB21 and CC03 and to enhance screening to/from the lane, please replace the trees removed to the plot boundaries/set back slightly from boundary, with at least 5 garden tree species such as; *Acer campestre* 'Streetwise', *Amelanchier lamarckii*, *Crataegus laevigata* 'Paul's Scarlet', *Crataegus prunifolia*, *Malus* 'Evereste', *Parrotia persica* 'Vanessa', *Prunus* 'Snow Goose'. *Prunus subhirtella* 'Autumnalis Rosea', *Sorbus aria*. None of these trees grow beyond 8m metres after 5 years.

Please include boundary treatments and hard landscaping within the proposals.

#### **Conditions & Reasons (if required)**

CL7 – Tree Protection

CL4 – Landscape Proposals – including replacement trees plus 2 extra, and details of hard landscaping.

|              |        |                |     |
|--------------|--------|----------------|-----|
| <b>Date:</b> | 3.7.26 | <b>Signed:</b> | BRC |
|--------------|--------|----------------|-----|