

# MEMORANDUM

|                             |                                                                                                                                                                                        |                |        |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | Brigitte Crafer<br>Landscape Architect                                                                                                                                                 |                |        |
| <b>Service</b>              | WBC Landscape and<br>Trees                                                                                                                                                             | <b>App No:</b> | 251777 |
| <b>Address:</b>             | 21 Parkway, Crowthorne, Wokingham, RG45 6ER.                                                                                                                                           |                |        |
| <b>Proposal:</b>            | Householder application for the proposed erection of two-storey front extension, changes to fenestration, rear dormer window, 3 no. rooflights and retrospective conversion of garage. |                |        |
| <b>Type of Development:</b> | Other Householder                                                                                                                                                                      |                |        |
| <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 the notable area of Pinewood within Crowthorne settlement area which is also a Modest Development Area as defined under Policy CP9. Pinewood is defined by its sylvan setting and the blocks of housing around the roads of this part of the settlement are covered with trees protected by preservation orders. The TPO that protects the site is TPO 0785/1996 an Area TPO which consists broadly of Scots Pine, Oak, Birch and Rowan.

The boundaries of Wokingham and Bracknell Forest cut through the south of the site and the southern edge of the Devil's Highway, a Roman Road and listed as an archaeological relic follows the southern edge of Wokingham borough.

Wokingham Borough Landscape Character Assessment (WBLCA), dated November 2019, identifies a number of different landscape character areas (LCA's) across the Borough and provides key information regarding each of the LCA's. The site falls within LCA M1 'Finchampstead Forested and Settled Sands'. A high quality landscape. The tree species found on site and within the Pinewood area reflect the landscape character of the remaining forest setting associated with LCA M1.

The site is a corner site the building timber clad with black detailing which reflects and accords with the landscape character. The development proposals add a single

storey porch to the house footprint and maintains the existing integrity of the site and its wooded character.

An Arboricultural Impact Assessment drawing dated August 2025 has been received, along with BS5837:2012 Tree Survey and Arboricultural Impact Assessment report. The report lists 3 category 'A' trees, 5 category 'B' and 3 category 'C'. The changes to the layout are minimal and all the trees can be retained within the site and in adjacent sites. Pruning is required to T5, T7, T9, T10 to improve clearances from the structure and details of the pruning are in a separate table in Appendix B of the report.

The proposed extension is single storey and 3.5m high. The built extension falls just outside the Root Protection Area of T7 but is within the RPA of T6 although this is a small incursion equating to 2% of the overall RPA. T7 is an 'B' quality Oak and T6 is a 'B' quality Scots Pine.

In paragraph 6.9 of the AIA Report reference is made to hard landscaping where the Arborist states that all new pathways and hard landscaping in the root protection areas of retained trees should be designed using 'No Dig' construction, and over construction techniques. I can see on the AIA plan there is a new patio proposed over the RPA of T9 an 'A' quality Oak, and T8 'B' quality Scots Pine. Although the incursion is small. The mitigation for the patio and any other incursions such as from the porch shall be detailed within an Arboricultural Method Statement including tree protection plan (AMS + TPP) required as a condition. It would be preferable to erect the porch on a raft foundation at ground level if possible to avoid digging into the ground and the RPA.

A detailed hard and soft landscape plan is required as a condition in accordance with Policy CC03/2e, as well as an AMS as per Policy CC032/d

| <b>Conditions &amp; Reasons (if required)</b> |          |                |     |
|-----------------------------------------------|----------|----------------|-----|
| CL7 – Tree Protection / AMS                   |          |                |     |
| CL4 – Hard and Soft Landscape Proposals       |          |                |     |
| <b>Date:</b>                                  | 13.11.25 | <b>Signed:</b> | BRC |