

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	251757
Address:	Pinewood House, Nine Mile Ride, Wokingham, RG40 3EA.		
Proposal:	Householder application for the proposed extension of existing garage with mezzanine level for use as a home office and associated alterations.		
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 site is located nearly 3kms into the forest north of Nine Mile Ride, and just west of the Johnson and Johnson site. The site is located in deep forest and close to designated areas of Phase 1 habitat – semi natural broadleaf woodland. The site is located within an area of Scots Pine growing in a copse and is accessed by an asphalt road which separates the copse, and may have made an incursion into the root protection areas of the site trees.

The site is located in Wokingham Borough Landscape Character Assessment – Area M1 – Finchampstead Forested and Settled Sands a high quality landscape characterised by woodland and forest.

The Valued Landscape Attributes of LCA M1 include;

Large swathes of mixed woodland including coniferous plantation and ancient broadleaved woodland which are important BAP priority habitats, provides a sense of place and history as well as opportunities for recreation. Woodland also helps to filter views to the surrounding settlements from within the area. Stands of Scots Pine provide characteristic landmark features.

The Landscape Strategy for LCA M1 is;

to conserve and enhance existing character. This entails active management of all of the elements that are positive characteristics of this landscape - such as though outlined above.

The proposals are to extend the garage building northwards by 5.80m extending the building over the root protection area of T6 and T10 Scots Pine trees.

A Tree Report has been submitted and includes a Tree Survey with root protection areas, and a Tree Protection Plan showing tree protective fencing and ground protection. The TPP also includes selection of mitigation measures for the construction of a foundation for the extended building including piling and which will provide as much protection to the RPA of the trees and their growing environment.

The existing garage building is set within a well wooded landscape, and I note from the site visit photographs the ad hoc parking of vehicles beneath trees rather than in a dedicated parking area. Parking cars in this way beneath the trees compacts the soil over time and adversely impacts the rooting area and quality of the trees.

I note that the Arboricultural Consultant recommends the amelioration of the soil close to the development and a particular method for doing this. The proposed area of amelioration is shown in a blue diagonal hatch on the Tree Protection Plan at the rear and north side of the building. This is intended to improve soil in the area associated with the application. I suggest that in order to conserve and enhance the setting (as per the Landscape Strategy for LCA M1 – the amelioration be extended beneath a wider area around tree groups T1-4, and G12 . I also suggest a replacement tree for the loss of T4.

I note the preliminary Arboricultural Method Statement included on the Tree Protection Plan which includes;

Location of Welfare facility that should be outside of the RPA – The location will need to be shown on the Tree Protection Plan, as an insert if it is away from the working area.

No branch pruning to take place – does this mean it is not required? – Please confirm

Construction of the extended building should be done using piles and adopting the method shown on the TPP and according to a Foundation Design Condition (see below).

Hoarding can be used as appropriate according to height of canopies lowest branches, the Heras fencing is acceptable – also refer to Condition CL7 Tree Protection.

There is to be no reduction of levels in the area shown hatch in blue of the TPP and the area will be protected by ground protection methods such as 100mm woodchip covered with boards

Regarding the landscape phase/post construction phase, the AC specifies the amelioration of the soil around the extended building in a blue diagonal hatch. In

addition to this area there should be amelioration beneath the adjacent tree groups and a replacement tree for T4. I also suggest the routing of run off from the building to the area of soil close to the building. I also suggest the formalisation of parking in designated areas away from beneath the trees in order to protect the existing trees and conserve and enhance the landscape setting as per the recommendations within the M1 LCA and in accordance with Policy TB21 of the Local Plan.

I require the following Condition;

CL7 – Tree Protection updated to include additional areas of amelioration.

Foundation Condition;

Foundation design

No development or other operations shall take place until a pile and beam foundation design for the rear extension hereby permitted has been submitted to and approved in writing by the local planning authority for approval. The extension is to be constructed in accordance with the approved details.

Reason: To prevent damage to the adjacent off-site trees in the interests of the amenity and landscape character of the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

Conditions & Reasons (if required)			
See above			
Date:	11.9.25	Signed:	B. Crafer