
MEMORANDUM

From:	.Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	251632
Address:	Land at St Sebastian's Close, Nine Mile Ride, Berkshire.		
Proposal:	Permission in principle application for erection of a residential dwelling, detached carport and access.		
Type of Development:	Minor Dwellings (1-9) PiP		
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 was subject of an appeal earlier this year for 6 dwellings which was dismissed. APP/X0360/W/24/3356351, one of the reasons for the dismissal was the effect of this development on the character and appearance of the area. The new application is for just one dwelling located in an area of approximately 1300 sqm. The plot is broadly 36.1m N-S by between 31m and 45 m wide (E-W).

There are 2 Oak trees on the site protected by TPO1028/2001, one of which is located close to the site entrance and the other within the northern part of the site. There are 2 trees further west into the site. The site is mostly rectangular but has an uneven western boundary.

The proposed dwelling is located in the southern part of the site within 12m of the flank of St. Sebastians Court. The proposed dwelling is located very close to one of the canopy and RPA of the protected trees such that it looks to be virtually touching it.. As a protected tree pruning can be controlled by the Council however the proximity would mean the tree is continually having to be cut back which isn't sustainable in the long run, and not good for the trees.

I have referred back to the original tree information (Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement 28.3.24 (Ref. MDA T97)

submitted with PA 240768 and the 2 trees on this current development are tagged T1 and T2 both are significant 'A' quality Oak trees T1 is 15m high and T2 is 18m high. The trees have a crown spread of between 7 and 9m across the cardinal points of both trees and a 3m crown clearance. This means there is insufficient space to accommodate the building without a significant canopy reduction on a regular basis. Being protected the pruning can be controlled – but the point is that the canopy will grow back and the work will need to be done regularly over the lifetime of the tree. There are also cost implications of this. In addition, there are many identified reasons for felling mature Oak trees due to proximity to buildings such as overshadowing, fear of falling, significant leaf fall, and Oak gall drop, as well as black staining on cars from an aphid that lives in Oak, subsidence etc.

The tree to the north of the dwelling is too close as well and it is also protected under the same order. To enable the dwelling to be built I think more vegetation would need to be removed, although this vegetation is not protected, Policy CC03 requires that tree, shrubs and other vegetation be retained and protected through development, and the Borough's green infrastructure should be protected and enhanced. I note from the original tree report that the area proposed for the dwelling to be built is the land where trees and shrubs are growing, and the land to the north is tarmac. It would might be less invasive for the dwelling to be relocated into the area of tarmac, however there is still the issue of the tree roots and canopy and the associated risks posed by development close to trees which in this case cannot be overcome other than by felling the trees, which are protected.

The trees contribute to the character and the sense of place in the buildings as well as the landscape and the way they integrate with their surroundings. I note from the Inspector's Report that he was concerned about the overlooking between the previous application and Saint Sebastian's Court – even though this is one dwelling the same applies albeit to a lesser degree.

I note that the proposed dwelling is designed to be face onto the access to the car park and leisure facilities and to face another dwelling opposite which attempts to create a street scene along what is basically an access to a leisure facility.

Due to the presence and the potential impact on 2 high quality trees within a high quality landscape character area M1 'Finchampstead Forested and Settled Sands' and within the 'Forest and Rides' Valued Landscape being contrary to Policies TB21, CC03, CP1 and CP3– I cannot support this planning in principle application.

Conditions & Reasons (if required)

See above

Date:	15.8.25	Signed:	B. Crafer
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