

MEMORANDUM

From:	Catherine Bimble Senior Landscape Officer		
Service	WBC Landscape and Trees	App No:	251493
Address:	3 Pinewood Avenue, Crowthorne, Wokingham, RG45 6RS.		
Proposal:	Householder application for the proposed erection of single storey extension, single storey garage following demolition of existing garage, entrance porch extension, raised roof conversion for habitable accommodation, 2 no. front and side dormer windows, 1 no. rear dormer window and changes to fenestration.		
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 towards the end of a cul-de-sac of mixed style and age houses. The north boundary backs onto Tree Preservation Order (TPO) 59/1973, A4, on all trees alive in 1973. Trees provide a green backdrop as seen from Pinewood Avenue and Ellis Road.

An updated Arboricultural Impact Assessment GHA/DS/160369:25a dated 20th June 2025 and associated plan has been submitted. The AIA now considers the possible impact of the increased ridge height of the dwelling as well as the construction of the replacement garage on an existing concrete base. I therefore consider the changes can be made as proposed without significant harm to the protected TPO trees. A further submission of an Arboricultural Method Statement dated 6th August 2025, and associated Tree Protection Plan are acceptable and the tree protection condition below requires compliance with the AMS.

In earlier T&L comments there was a concern that the increased ridge height and the bulk and mass of the house would have a detrimental impact on the publicly viewable green backdrop amenity of the protected trees to the rear of the property in views from the south. In considering the changes to the roofline, I agree that the

revised roof form will further limit views of the trees behind the dwelling, however not to a significant extent as the tree belt will still be visually dominant above the raised ridgeline. I therefore have no objection to this application.

Conditions & Reasons (if required)

Protection of trees (Amended CL7)

a) No development or other operations shall take place except in complete accordance with the Arboricultural Method Statement dated 6th August 2025 and associated Tree Protection Plan by GHA Trees Arboricultural Consultancy (hereinafter referred to as the Approved Scheme).

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Date:	19 th August 2025	Signed:	C. Brimble
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