

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 20.6.25 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, however prior to commencement of works, a more detailed Arboricultural Method Statement will need to be provided through a condition submission.

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.

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Conditions & Reasons (if required)			
CL7 – Protection of trees			
Date:	23 rd July 2025	Signed:	C. Brimble