

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250327
Address:	25 Hatch Ride, Crowthorne, Wokingham, RG45 6LF.		
Proposal:	Householder application for the proposed erection of a single storey front extension to form a porch, plus installation of a front dormer, raising of the roofs of the existing dormers and conversion of the garage to habitable accommodation with associated 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 on a residential road featuring houses of various ages and design styles, many of which have been altered over time. The house is semi-detached with property no.27. Tree Preservation Order (TPO) 284/1985, T1, an oak, is in place on the front/side boundary of the plot.

I refer to submissions and information Arboricultural Impact Assessment and method statement 250228-1.0-25HR-AIAAMS-AN; existing/proposed plan and elevations 3188 A.01 05 27.1.25; location and block plan 3188 A.02 01 31.1.25 and application form PP-13756912.

National Planning Policy Framework 2024 (NPPF), Wokingham Borough Core Strategy (Adopted 29 January 2010), CP1 – Sustainable development, CP3 - General Principles for development and Wokingham Borough Managing Development Delivery Document (Local Plan) – Adopted 21 February 2014, Policy CC03: Green Infrastructure, Trees and Landscaping and Policy TB21: Landscape Character, Wokingham Borough Council Borough Design Guide Supplementary Planning Document June 2012 and BS5837:2012: Trees in relation to design, demolition and construction – Recommendations refer.

It must be noted that the root protection area (RPA) of the arb submission does not consider the root suboptimal, house foundation, road and the recent root removing trenching along the pavement. Ordinarily the RPA should be adjusted into the soft landscaping of the sites. Section 4.6.2 of the BS5837:2012 refers. However, for this scheme, the RPA is sufficient to show the impact of the extension. The submission also offers appropriate mitigation to protect the trees and the built forms. I have suggested a condition to ensure this is the case.

The application form states that no trees or hedges need to be removed or pruned to carry out the proposal and the parking arrangements are not to change. I will take this to be the case so that no harm comes to the visually important green infrastructure.

The porch respects the building line of the road, thanks to no.47. The dormers are subservient and not dissimilar to the attached house. External materials are to be as existing/complementary.

Conditions & Reasons (if required)

CL7 – protection of trees (amended)

No development or other operations shall take place except in complete accordance with the BS:5837 'Arboricultural Impact Assessment and method statement 250228-1.0-25HR-AIAAMS-AN' (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.

RL7 To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

Date:	18.3.25	Signed:	C Ramsey
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