

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242823
Address:	13 Ellis Road, Crowthorne, Wokingham, RG45 6PS.		
Proposal:	Householder application for the proposed single storey side and rear extensions.		
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 road of maturing individual houses of various ages, set back within their plot, many of which have been altered over time. The house is a single-storey dwelling. The rear of the site is impacted by Tree Preservation Order (TPO) 806/1996, oak T3 (felled with consent some years ago) and oak T5.

I refer to submissions elevations as proposed 21-F0699 P02 Nov 24; floor plan as proposed 21-F0699 P01 Nov 24; contact plan 21-F0699 CP Nov 24; application form PP-13544296 and parking statement Nov 24.

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.

The TPO tree will not be directly impacted as the works are not proximate. The application form states that no trees or hedges need to be removed or pruned to carry out the proposal. The additions are single storey and towards the back of the

property so will not attract views from the public road. Parking will remain the same. Overall, the character of the area will not be unduly changed

Conditions & Reasons (if required)

none

Date:	30.12.24	Signed:	C Ramsey
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