

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	251821
Address:	67 Ellis Road, Crowthorne, Wokingham, RG45 6PP.		
Proposal:	Full application for the proposed erection of 1no. replacement dwelling and bike store, following demolition of existing dwelling and garage.		
Type of Development:	Minor Dwellings (1-9)		
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 in an established residential area of Crowthorne, and Ellis Road is typical of the street character with roadside verges with street trees planted in verges and along plot boundaries adjacent to the footway. Next door to the site are many protected trees along the front boundary and until recently there were 4 mature trees along the front of the site facing onto Ellis Road. There is also a Scots Pine within the highway verge. It is noted that the 4 trees within the front of the site have been recently removed. The trees were not protected by TPO but they were important contributors to the landscape character of Ellis Road, and will need to be replaced in accordance with Policy CC03/2d which requires the protection of trees, hedges and other vegetation during development.

The site is within the Pinewood area of Crowthorne which is a Modest Development Location. I have no objection to the proposals although I have some queries regarding details.

I note from the site plan the plot is 40m depth by 23m wide. There has been a mixed built development character along Ellis Road with a mix of small bungalows amid larger double fronted dwellings where more recent dwellings are of minimal architectural character. The site looks to be another bungalow to be replaced by a large double fronted 2.5 storey dwelling the scale of which is enhanced by the extent

that the dwelling occupies much of the width of the plot leaving just a 1m gap between the boundary and No. 69 and 2.5m from the boundary with No. 65.

The rear garden is 15.5m long and the front garden/driveway is 11m long. The front garden boundary is marked by a Beech hedge and there are entrances both sides of the plot. A Tree Report and a plan of the Arboricultural Impact Assessment is submitted with the application, which must have been carried out prior to the felling of the existing trees to the front of the site. The drawing shows an 'A' quality Oak tree just off site to the west (T5) and its root protection area extends about a third of the width of the site. Other trees within the front garden of No. 69 included Scots Pine which are typically found in the area. All these offsite trees are protected by TPO 1620-2017. The site now has no trees in the front garden so nothing to enhance the setting of another large dwelling, and enable the sense of place within the buildings adjacent to the site which is a key requisite of Policy CP3 of the Core Strategy.

Trees and shrubs in the rear garden are drawn on the Arboricultural Impact Assessment drawing, but only 1 Plum is surveyed. I note from streetview imagery that the canopy of Tree T5 (offsite 'A' quality Oak) has a low canopy and permission will need to be sought from the neighbour and the Council to crown lift this tree so that construction vehicles do not damage the tree. Checking the Tree Survey Schedule its noted that the crown clearance for T5 is 6m this may not be enough to accommodate high sided vehicle movements associated with construction. There may also be a need for ground protection over the entrance closest to No. 69 to protect the tree roots from compaction by large vehicles during construction. This will need to be reviewed and updated and included in an Arboricultural Method Statement which will be required as a condition of planning permission.

The existing surfacing to the driveway is permeable gravel and this should be retained being appropriate to the setting.

I require a Landscape Proposals Plan to show replacement tree planting and other hard and soft landscaping to aid the setting of the proposed much larger building. The replacement trees should be large species trees that reflect those found in the locality. Boundary treatment is shown as 1.2m high timber fence being retained on the east side but nothing shown on the west side.

Conditions & Reasons (if required)			
CL5 – Landscape Proposals			
CL7 – Arboricultural Method Statement			
Date:	20.10.25	Signed:	BRC