

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250766
Address:	37 Parkway, Crowthorne, Wokingham, RG45 6EP.		
Proposal:	Householder application for the proposed part garage conversion and first floor extension to front dormer. Plus, the installation of roof lights 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 within a maturing and sylvan housing estate with houses of a similar age and style. Tree Preservation Order (TPO) 782/1996, A1, protects all Scots pine, oak, birch and rowan alive in May 1996. No.37 features many trees and offers a green backdrop as seen from Parkway.

I refer to submissions and information 221059; 181866; 210544; 232753; Elevations - Proposed GA MAB-C5134-280 19.3.25; application form PP-13870429 26.3.25 and Elevations - Existing GA MAB-C5134-180 10.2.25.

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 application form states that there are no trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development,

but this is patently not the case. It appears that trees will not be directly impacted by the additions, but they would be by the demolition/construction phases due to the physical constraints of the site. To preserve the protected amenity and other important green infrastructure I have suggested two conditions.

The additions are mainly subordinate, use complementary external materials, are in keeping with the character of the estate and are of a size and mass such that they would not unduly obscure the green backdrop.

Conditions & Reasons (if required)			
CL6: retention of trees and shrubs			
CL7: protection of trees			
Date:	15.4.25	Signed:	C Ramsey