

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	261831
Address:	39 Corsham Way, Crowthorne, Wokingham, RG45 6NN.		
Proposal:	Householder application for the proposed erection of a single storey front porch extension, garage conversion to create habitable accommodation and erection of shed.		
Type of Development:	Other Householder		
Site Visit Made:	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

Subject to conditions, the Council's Landscape and Tree Officer would have no objections to the proposed front porch and garage conversion, however the Officer objects to the position of the shed in the front garden. This proposed position for the shed is very near a group of protected trees in the rear garden of 89A Ellis Road and the front garden of 26 Corsham Way. The position would also require the removal of existing established vegetation that provides a verdant backdrop at the hammerhead vehicular turn-around at the end of Corsham Way. A shed in this location is incongruous with its surroundings; it would be more appropriately located in a private rear or side garden as sheds are not part of the local street scene along Corsham Way.

Located within Crowthorne, the Site is on a residential street of semi-detached dwellings with open front gardens containing lawn with shrubs or trees. The Site is bounded to the north by the rear garden of a large dwelling that contains several protected trees. (Ref: TPO-1240-2008) Most relevant to the Site are the following protected trees located on the boundary line including:

- Scots pine (*Pinus sylvestris*) – near the garage
- Silver Birch (*Betula pendula*) – between the garage and shed
- 5x Scots Pine (*Pinus sylvestris*) - near the proposed shed's location

The footprint of the proposed porch is already on hardstanding. The garage conversion does not appear to involve any changes to the existing foundations and only minor amendments to the existing masonry walls. Therefore, the Officer thinks any impact to the protected trees in the neighbour's garden is unlikely.

However, existing mature trees (possibly Oaks) identified as T1 and T2 in the submitted *Block Plan* do have the potential to be impacted during the construction stage. (Ref: No name, #RH.006, no date) The Officer will need to ensure that the root protection areas of these mature trees in the front garden are not compromised during the construction period and to this extent all vehicles and storage of materials will need to be restricted to the existing drive and the front garden with the mature trees is protected with temporary fencing. No construction materials are to be stored nor construction activities undertaken between the fence and the tree. A simple site plan / tree protection plan indicating the location of this fencing will need to be provided either as part of this current application or via a condition. Additionally, the Officer expects the mature trees in the front garden to be retained as per the *Block Plan*.



Conditions & Reasons (if required)

CL6 – RETENTION OF EXISTING TREES/SHRUBS/HEDGES

CL6 – Retention of trees and shrubs (*amended*)

No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans Block Plan (Ref: No name, #RH.006, no date) and particulars, without the written approval of the local planning authority. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

CL7 - PROTECTION OF EXISTING TREES etc (small sites)

CL7 - Protection of trees

a) No development or other operation shall commence on site until a Tree Protection Plan which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (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.

Date:	15/09/2026	Signed:	L. Abbott
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