

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	243088
Address:	43 Nine Mile Ride, Finchampstead, Wokingham, RG40 4ND.		
Proposal:	Householder application for the proposed raising of the roof, erection of a part single part two storey front, side and rear extensions along with changes to fenestration with addition of roof lights and 2no dormers following demolition of the existing detached garage.		
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

In her previous comments dated 19.2.25 my colleague stated the following;

1.0 Regarding a Treeworks Application;

Approved Tree Works to Area 3 of TPO 1678/2019: (Ref. TWA 220135, 11.4.22,)

- *Fell 7 no. Lawson Cypresses.*
- *Fell trees marked with paint, due to safety reasons, 2 no. Silver Birch and 1 no. Scots Pine.*
- *Fell remaining Silver Birch within a 10-year period.*
- *Replant all trees removed on a 2 for 1 basis, with suitable standard selected species.*
- *Fell 1 no. Goat Willow adjacent to the garage.*
- *Fell leaning fruit tree adjacent to the driveway and replace.*

Replacement planting on a 2 for 1 tree felled was requested to be included in a Planting Plan as a condition of planning permission.

2.0 Protected trees along the access road

There are many protected trees along the access road into the site that havnt been included in the Tree Protection Plan, as observed by my colleague. It almost looks as though the bottom part of the plan has been removed.

The extruded plastic barrier to the accessway is sufficient along the drive, but not all the drive has been specified. This is required to act as a guide to protect all the driveway TPO trees from construction

Please include the barriers as requested.

3.0 Construction Exclusion Area (CEZ) and parking

I note from the Tree Protection Plan that parking appears to be over all the areas of gravel and over rooting areas of certain trees such and T5, T6, T7 and T4. Also tree protective fencing is not shown sufficiently around trees T4, T5 and T6, or can the RPAs be protected using ground mats?

I note there is a building material storage area shown in text but with no drawn area with a boundary as per the information set out in the report. An adequate area outlined and cross referenced to the paragraph in the tree report should be enough including an area for cement / chemical mixing.

Designated parking areas within the site away from the CEZ will be a clearer instruction for managing the site traffic/parking/circulation

I note most of this is included in the report but the plan needs to be clearer is demonstrating what is required. Please update the Tree Protection Plan WTC/43 NMR/TPP 002 and resubmit.

Subject to planning approval the following conditions will be required;

CL07 – Arboricultural Method Statement and Tree Protection Plan

CL05 – Landscape Plan showing hard and soft landscape proposals and boundary treatments in accordance with Policies CC03 of the Local Plan.

Conditions & Reasons (if required)

Date:	23.10.25	Signed:	BRC
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