

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250008
Address:	2 Avery Close, Finchampstead, Wokingham, RG40 3SQ.		
Proposal:	Householder application for the proposed erection of a gazebo on an existing patio.		
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 cul-de-sac road, featuring a green backdrop. The site is impacted by Tree Preservation Order (TPO) 91/1975, T5, an oak in the neighbouring back garden.

I refer to submissions and information 242378; 232044; consultant note 14.1.25; summary information from 242378; IJ email 27.1.25; site plan 5.1.25; site plan 5.1.25; Method of gazebo post installation and plan and elevations for proposed gazebo 5.1.25.

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 patio has been installed in the rooting area of a TPO tree. Permission for this was given by WBC as part of a tree works application 242378 – ‘*Approved Works within the Root Protection Area of T5 (Oak) within TPO 91/1975: Specified ground*

works within the root protection area to create a no-dig cellular confinement subbase for a garden shelter.'

Planning application 250008 seeks to install a gazebo on the patio. The method of installation does not require works below the surface of the patio, so there will be no root severance. In this way it is considered that tree roots will not be harmed.

The impact of the gazebo could be on the canopy of the tree by contact and shading, and on the landscape.

I suggest the location, height, scale, mass and design of the gazebo will allow it to be seen in scant views from neighbouring properties as a garden building, suitable in the landscape.

Images from the 'Summary Information' and 232044 appear to show branches which may touch the proposed structure, possibly during installation, when the structure is initially in situ and most likely in the future as the tree grows. It must be noted that prior consent for any tree works is required from the Council and that these are rarely given for reasons other than health and safety. No details have been given about the location of the canopy in relation to the built form. This is required to fully assess the impact of the application on the tree and on the structure.

I request information to detail the location and height of branches within 3m of the proposed structure. If there are, an Arboricultural Impact Assessment will be required. As this is a statutorily protected tree, I recommend that the study be undertaken by a suitably qualified person to BS5837:2012.

As it stands the application appears to be contrary to policies such as CC03, CP3 and TB21.

Conditions & Reasons (if required)			
n/a at this time.			
Date:	12.2.25	Signed:	C Ramsey