

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250473
Address:	107 New Wokingham Road, Crowthorne, Wokingham, RG45 6JW.		
Proposal:	Householder application for the proposed single storey rear extension, first floor extension, new front porch and changes to dormer roof and windows.		
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 verdant and sylvan residential road. Adjacent properties are chalet bungalows, set back within their plots, mainly screened by mature green infrastructure, all feature a green backdrop. Many of the houses have been altered over time. The front of this plot is impacted by Tree Preservation Order (TPO) 1224/2008, T1, a silver birch, G2, 7 x oaks, plus by G3, 8 x oaks and a Scots pine.

I refer to submissions and information PRA ECO3765 28.3.25; proposed plans and elevations 5/11/2024/BC/RDO/nco/D2B Feb 2025 and 5/11/2024/BC/RDO/nco/D3B Feb 2025; site block plan (proposed) TORQM25059110W4592 I RG456JW 28.2.25 and application form PP-13805621 25.2.25.

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.

It appears from images as thought T1, the silver birch is no longer growing on the site. This being the case I have suggested a landscaping condition. The signed application form states that no trees or hedges need to be removed or pruned to carry out the proposal, I will take this to be the case. The remaining TPO trees will not be directly impacted by the proposal as they are not proximate. In this instance, their roots will be protected from construction etc activities by the gravel driveway.

The main built additions are to the rear of the property and will not attract views from the public road. The ridge height will not change, so the green backdrop will still be seen.

Overall, assuming the replacement birch, the application appears to comply with the T&L parts of the policies and guidance listed above.

Conditions & Reasons (if required)

CL4: landscape (amended)

Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify the location at the front of the plot of a silver birch (*Betula pendula*) being of a semi-standard size at the time of planting. Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s). If the tree, within a period of 5 years from the date of the planting dies, is removed or becomes seriously damaged or diseased it shall be replaced in the next planting season with another of similar size and species or otherwise as approved in writing by the local planning authority.

*RL4 To ensure adequate planting in the interests of visual amenity.
Relevant policy: Core Strategy policy CP3 and Managing Development
Delivery Local Plan policies CC03 and TB21 (and TB06 for garden
development)*

Date:	24.4.25	Signed:	C Ramsey
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