

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242774
Address:	12 Compton Close, Earley, Berks.		
Proposal:	Householder application for the proposed part single storey part two storey rear extension.		
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 features some mature trees and backs onto a Green Route Enhancement Area. Many houses in the Close have been altered over time, including no.12.

I refer to submissions Site Block Plan CC:301 Oct 24; Site Parking Plan CC:307 Oct 24; Arboricultural Impact Assessment Method Statement & Tree Protection Plan (to BS:5837 2012) TH 4781 10.9.24; proposed elevations CC:320 Oct 24.

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 Tree Protection Plan has not adjusted the root protection area of the oak, T5, for the root impermeable surface of the road, BS5837;2012 point 4.6.3 refers. However, in this instance, as the development is not proximate, there would be very little impact, so the submission is acceptable. I have suggested a condition to include the submission in a planning consent.

The additions are subservient to the existing and with the house being set back in the plot they will not unduly change the character of the Green Route.

Conditions & Reasons (if required)

CL7 – protection of trees (amended)

No development or other operations shall take place except in complete accordance with the BS:5837 'Arboricultural Impact Assessment Method Statement & Tree Protection Plan (to BS:5837 2012) TH 4781 10.9.24' (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.

RL7 To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

Date:	14.11.24	Signed:	C Ramsey
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