

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242685
Address:	42 Wellesley Drive, Crowthorne, Wokingham, RG45 6AL.		
Proposal:	Householder application for the proposed erection of two single storey front extensions, changes to fenestration and installation of roof lights and solar panels.		
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 within a maturing housing estate, set back, on a private drive and subject to Tree Preservation Order (TPO) 1421/2012, T11 on a Scots pine growing at the front of the property.

I refer to submissions bat survey G1142.001 two 2.7.24; Proposed Ground & First floor plans 039 03-06 P3 Jul 23 and proposed elevations 039 05-05 P3 Jul 23.

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.

Trees, including the TPO tree will shade the solar panels, potentially making them less efficient. Healthy trees grow, as will their shade, so the sun pipes will be shaded in the future. It must be noted that works to TPO trees, other than for health and safety, rarely receive consent from the Authority.

The root protection area (RPA) for T2 and T3 has erroneously not been adjusted for the root impenetrable foundations of the house. The RPA must be adjusted into the soft landscaping to determine tree impact in the area of the proposed extension.

The house will appear externally different to the existing and neighbouring dwellings eg the render replacing the hung tiles and with a raised ridge height. But the site position and green infrastructure obscures the property from public realm views, so the character the estate will not be unduly impacted.

Overall, my only concerns are regarding the tree impacts. Policies CC03, CP3 and TB21 refer.

Conditions & Reasons (if required)			
n/a at this time			
Date:	7.11.24	Signed:	C Ramsey