

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242978
Address:	2 Grove Cottages, Sandford Lane, Hurst, Reading, RG10 0SX.		
Proposal:	Housholder application for the erection of ground and first floor side extension and a new porch with associated internal and external alteration including changes to fenestration and addition of roof lights.		
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 Countryside. Tree Preservation Order (TPO) 824/1996, T1, a Scots pine grows adjacent to front west boundary. This property and neighbouring built forms have been altered over time. The green back drop of mainly third-party trees is a feature of the site as viewed from Sandford Lane public highway.

I refer to submissions photos 18.12.24; D&A 24-2GC-DAS 12.11.24; Arboricultural Implications Report SJA air 24189-01 Nov 24; block plan 24-2GC-PL-00.1 Nov 24 and proposed external elevations 24-2GC-PL-02.2 Nov 24.

National Planning Policy Framework 2024 (NPPF), Wokingham Borough Core Strategy (Adopted 29 January 2010), CP1 – Sustainable development, CP3 - General Principles for development, CP11 - Proposals outside Development Limits (including countryside) 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 arb submissions erroneously do not include an amended root protection area (RPA) for tree 1 (TPO Scots pine) and tree 2 for the root impermeable surface of the Sandford Lane road. I suspect the amended RPA would not move into the proposed built area, but it is important to note that they are not correct, in case of amendments to the scheme and future plans.

As it stands, the tree aspects of the scheme have been accommodated. If the authority is inclined to approve the application, I have suggested a condition to ensure that the mitigation is followed.

There is a small contradiction, as the proposed porch has not been included on the 'block plan'. I will assume the porch is to be built as it features on other plans. Also, the D&A states the house would be of a 'modest design which is similar in size to the existing property' which it would clearly not be, but as volumes have not been included, I am unable to know by what amount.

However, my main concern is that the side extension is not subservient and is of a scale and mass such that it would permanently remove the existing green back drop of mature trees from public views as seen from Sandford Lane. This would be contrary to policies such as CP3, CP11, TB21 and Design Guide policy R23.

If the issues of mass and height were resolved, I could support the application.

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 Implications Report SJA air 24189-01 Nov 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:	31.12.24	Signed:	C Ramsey