

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250747
Address:	46 Ellis Road, Crowthorne, Wokingham, RG45 6PU.		
Proposal:	Householder application for the proposed loft conversion into habitable accommodation, including the erection of 5 no. front and rear facing dormers and the raising of the roof. Plus, changes to fenestration.		
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 crossroads of mature residential streets featuring houses of mixed styles and ages. The landscape character assessment is of high landscape quality and sensitivity. The rear boundary is impacted by Tree Preservation Order (TPO) 59/1973, A4, on all trees alive in August 1973. This belt of trees provides an important green backdrop which contributes to the sylvan nature of the street as viewed from the various roads.

I refer to submissions and information PRA CE4814 7.4.25; street scene 3227-3 Mar 25; site plan 3227-10 Mar 25 and application form PP-13891628 26.3.25.

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 signed application form states that no trees or hedges need to be removed or pruned to carry out the proposal. This is important from the street scene perspective as the verdant front garden and driveway area adds to the prevailing character of the streets. However, it is likely that the front area will have to be altered to accommodate the required size and number of parking spaces. So, I have suggested landscaping and boundary conditions to ensure the green infrastructure and character of the area is maintained and to help the scheme comply with policies such as CC03, CP3 and TB21. The TPO trees will not be impacted by the scheme as they are not proximate.

The increase in height, ridge line, roof pitch and mass of the proposed building will result in some reduction in the green backdrop. But, overall, the house design is such that I suggest the impact will be acceptably minor, in this case.

Conditions & Reasons (if required)

CC1: Details of boundary walls and fences

CL4: Landscaping

Date:	1.5.25	Signed:	C Ramsey
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