

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250481
Address:	40 Hatch Ride, Crowthorne, Wokingham, RG45 6LB.		
Proposal:	Householder application for the proposed two storey front and rear extensions. Plus, the erection of a single storey side extension, installation of roof lights and changes to fenestration. Following the demolition of the existing side extension, side porch, rear extension and rear garage.		
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 backs onto Tree Preservation Order (TPO) 1483/2014, W1, being on all trees of whatever age. The Ride features houses of varying ages and design styles, many of which have been altered over time, set back from the Ride. Trees, including protected trees, offer a green backdrop to the plot. The house is attached to no.42.

I refer to submissions and information parking provision 24-052_KM_A_906 2.27.25; site plans 24-052-KM-A-905 27.2.25; Elevations and section – proposed 24-052-KM-A-904 27.2.25 and application form PP-13777213 27.2.25.

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.

Images show a semi-mature tree offering green amenity, at the front of the plot. It is not included in the parking proposal. Being located under telephone wires, it would always need to be pruned which would harm its amenity. I suggest landscaping at the front to the site, to include a small, appropriately located, tree to allow the application to comply with policies such as CC03, CP3 and TB21. Birch trees are located on the plans, they are separated from the site by a root protecting tarmac driveway, so will not be directly impacted by the proposed works.

From a landscape perspective the side extension will be subservient and feature existing/complementary external materials. The front additions respect the building line of the road. The increase in built form will permanently obscure some green backdrop, but as the house is set back within the plot, much of this will still be seen from public realm areas. In this way, I suggest the proposal could comply with R23 of the Design Guide.

Conditions & Reasons (if required)

CL4 Landscaping (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 for the front of the plot, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained.

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). Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others 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:	19.3.25	Signed:	C Ramsey
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