

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	251216
Address:	15 The Crescent, Earley, Wokingham, RG6 7NW.		
Proposal:	Householder application for the proposed erection of a single 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 is west of a Tree Preservation Order (TPO) 1897/2022, T1, on an oak growing near the rear boundary. The street comprises houses of differing types, many of which have been altered over time.

I refer to submissions and information proposed elevations 16 A May 25; application form PP-14026373 20.5.25 and proposed site plan 20 rev A May 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 application form states that no trees or hedges need to be removed or pruned to carry out the proposal, street views would seem to contradict this as a large conifer hedge grows on the west rear boundary. However, the trees are not protected, the works could be minor, and their location affords them low public amenity, so I do not find this to be an issue. The TPO Tree will not be directly affected as it is not proximate.

The addition is subservient to the main house and will not impact views from the public road.

Conditions & Reasons (if required)

none

Date:	30.5.25	Signed:	C Ramsey
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