

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	243239
Address:	38 Linkway, Crowthorne, Wokingham, RG45 6ES.		
Proposal:	Householder application for the proposed erection of a part single part two storey side extension along with changes to fenestration plus chimney removal.		
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 located on maturing housing estate road. Many houses have been sympathetically altered over time, mainly with single storey extensions. The site is subject to Tree Preservation Order (TPO) 784/1996, A1, on all Scots Pine, Oak, Birch, Beech and Sweet Chestnut alive in 1996. A green backdrop and the sylvan nature of the area are notable character traits of the estate. There are trees protected by the TPO on and adjacent to the plot.

I refer to submissions and information photos 31.1.25; Plans and Elevations 16629 P1100 P1 Oct 24; Proposed Site & Location Plans 16629 P1000 P1 Oct 24; Existing Site & Location Plans 16629 P1000 P1 Oct 24 and application form PP-13616562 24.12.24.

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.

According to the application form no trees are to be impacted by the proposal, I can this this would be the case for protected trees.

My concerns are that the two-story element is not subservient and will obscure background green infrastructure from public view. As many of the trees are protected by TPO, they are a long-term feature, so the amenity will be permanently removed from public view, to the detriment of the sylvan character of the estate.

Overall, the application appears not to comply with policies such as CP1, CP3, CC03 and TB22, plus R23 of the Design Guide.

Conditions & Reasons (if required)			
n/a			
Date:	12.2.25	Signed:	C Ramsey