

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250700
Address:	32 Linkway, Crowthorne, Wokingham, RG45 6ES.		
Proposal:	Householder application for the proposed erection of a single storey front 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 within a verdant, sylvan, maturing housing estate featuring houses which have been altered over time, but maintain the original design style. Tree Preservation Order (TPO) 784/1996, A1 has been served on all Scots pine, oak, birch, beech, sweet chestnut alive in May 1996.

I refer to submissions and information 241794; BS5837 arboricultural report AIA/AMS 06628/2025 26.2.25 V1; as proposed FL 2167 – 2 A Jan 25 and application form 21.3.25.

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 tree information is extensive, appropriate for the site and protects the TPO trees etc. I have suggested a condition so that it will be followed.

The addition is subservient, uses existing/complimentary external materials and respects the building line.

Regarding the silver birch felled from the front of the site. Tree works application 241794 states that if the tree is removed it is a legal requirement that '...a minimum of 1 no. tree of Betula sp. (Birch) of "half standard" or "standard" size (1.8 – 3.0 metres tall) at time of planting, is to be planted within the boundary of 32 Linkway, Crowthorne....' the works etc to be undertaken by the 9.9.26. 'Betula utilis var Jacquemontii.'Doorenbos' has been mooted. This has not been noted on the arb submissions, but it may be too juvenile to meet the minimum 7.5cm stem diameter criteria for measurement, or is planted at the rear of the site.

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 'BS5837 arboricultural report AIA/AMS 06628/2025 26.2.25 V1' (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:	9.4.25	Signed:	C Ramsey
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