

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	251746
Address:	289 Nine Mile Ride, Finchampstead, Wokingham, RG40 3NS.		
Proposal:	Householder application for the proposed erection of a two-storey side extension, first-floor rear extension, and single-storey rear extension incorporating two roof lanterns and a rooflight, alongside external alterations including black cladding panels and changes to fenestration, following demolition of the existing garage and utility room.		
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 along Nine Mile Ride – a Green Route as per the Policy Map. Nine Mile Ride is the primary ride in the borough and a non-designated heritage asset. Green Routes are characterised by mature trees many of which are protected by TPO. Many of the trees are identified as Notable or Veteran on the Woodland Trust ATI.

The site is surrounded by trees chiefly from the adjacent site where trees are growing as a woodland and protected by TPO 1963/2024 which is adjacent to the northern and eastern site boundaries and includes tree T2 on the Arboricultural Impact Assessment Plan Rev. A.

To the north-west are trees protected by TPO 1642-2018, and a single protected Oak tree just outside of the front of the site protected by TPO 322/1987. There are trees in the rear gardens of the site and the neighbouring site. Trees along the western boundary extend to the front of the site and create a sylvan screen to Nine Mile Ride.

I note the proposals are for extensions to raise the existing single storey dwelling to 2 storeys with the addition of a first floor, and a single storey extension placed to the rear of the east side of the dwelling attached to which is an air source heat pump – the AIA states in paragraph 6.9

‘that this will be a lightweight structure installed on an above ground slab to avoid excavations in the root protection areas of nearby trees.’

Paragraph 6.10 goes on to say;

‘the proposed new structures are situated outside of the assessed RPAs of all other trees, therefore the trees pose no below ground constraints on the new structures or vice versa’

As stated in paragraph 6.7 there will be a small encroachment into the RPAs of T1 and T2 (a protected tree), which equates to 1% of their RPA, which I agree is acceptable in this instance. As the extension is a single storey building of 4m+ it should not affect the lower growing southerly branch of T2 Oak in the neighbouring garden. But the AIA includes no provision for the protection of this branch growing at 5m above ground level in a southerly direction, from construction.

I have not been to the site so I cannot see the exact angle of this branch, but I have made the judgement from photos, overhead aerial maps and the Arboricultural Impact drawing which clearly shows the canopy of T2 extending over the top of the proposed extension. The branch will continually require pruning, shed leaves, acorns, black aphids in summer, be used by birds and squirrels, all of which will adversely affect the roof of the extension and the lantern. It is not a sustainable location for the building where the canopy of T2 (with or without the lower southern branch) which will need to be continually cut back, and the building will require more maintenance as a result of its location. As such I would recommend a review of the layout.

The best option for the layout to avoid the trees would be to have the extension on the west rather than the east side of the rear of the building thus avoiding any impact to T2 the protected tree and T1 both of which are ‘B’ quality trees.

Should the scheme proceed I require more information regarding the protection of the canopy of T2 during construction. I also require an Arboricultural Method Statement and Tree Protection Plan. Should the layout change the information will need to be revised and updated to reflect the changes.

I can see no information relating to the front of the dwelling – what are the proposals for the front garden/parking/ driveway – what material is being proposed / changed from and to.

Conditions & Reasons (if required)

Date:	12.9.25	Signed:	BRC
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