

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	243234
Address:	39 Heathermount Drive, Crowthorne, Wokingham, RG45 6HJ.		
Proposal:	Householder application for proposed new roof and retrofit of existing property, part garage conversion and internal alterations to existing dwelling.		
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 on a verdant maturing housing estate. The house is set back from the road, down a slope and features trees of various ages and species. Neighbouring dwellings are of mixed designs. The plot is subject to Tree Preservation Order (TPO) 780/1996 , A1, on Scots pine, oak, birch, rowan, Norway maple, beech, larch and red oak alive in May 1996, some examples of which impact the site. A red oak to the north of the front of the property is number 45997 of the Ancient Tree Inventory and is recorded as 'notable'.

I refer to submissions and information Planning, Design and Access Statement C5044; Elevations – proposed GA (Sheet 1) MAB-C5044-280; Plans – location & site MAB-C5044-001 A

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.

Submissions state that no trees are to be removed. As it appears the proposed footprint will remain similar to existing, there will be scant direct impact upon trees by the built forms. However, the changes will involve large plant and machinery so mitigation from harm during the demolition/construction phases will be required. The whole estate benefits from protected and developing trees resulting in a pleasing sylvan character. To maintain the trees and the character they provide and to allow the application to comply with policies such as CC03, CP3 and TB21 I have suggested two conditions.

From a landscape perspective the house is set back, and neighbouring properties are of dissimilar styles. The high quality of design and the use of complementary external materials suggest to me that the proposal will make a positive contribution to the street scene.

Conditions & Reasons (if required)			
CL6: Retention of trees and shrubs			
CL7: tree protection			
Date:	5.2.25	Signed:	C Ramsey