

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242217
Address:	2 Kiln Ride, Finchampstead, Wokingham, RG40 3JL.		
Proposal:	Householder application for the proposed erection of a single storey side extension to form a garage.		
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 sides on to a Green Route. It is subject to Tree Preservation Order (TPO) 1365/2010, T1, T2 and T3 all oaks. T1 is on public land and is registered on the Ancient Tree Inventory as a veteran, number 165182.

I refer to submissions 170464; 163136; 240800; photos 17.9.24; arboricultural statement et al July 2024.

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 built form will be subservient and external materials will be in keeping with the original house. The set back from the Green Route will obscure public realm views and in these ways the garage will not unduly harm the character of the area.

However, TPO and veteran tree T1 (T4 of the scheme) has not been afforded the space required for its demarcation. The root protection area has not been adjusted for the root impervious road, section 4.6.2 etc of the BS5837:2012 refers.

But, regardless, this is a veteran tree. A veteran tree is one which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. Veteran trees are considered to be an irreplaceable part of England's landscape and biological heritage. They are of international importance as the UK is host to many more veteran trees than any other Northern European country. They are especially valuable for biodiversity as they can support a rich variety of wildlife, including lichens, mosses, invertebrates and small mammals. In view of this, the trees are afforded a special level of protection under the UK planning system eg section 186 c) of the NPPF which defines them as 'irreplaceable habitats'.

To accord with the Government Guidance of January 2022 '*Ancient woodland, ancient trees and veteran trees: advice for making planning decisions*', there must be a development exclusion zone known as 'the buffer zone'. The buffer zone should be at least 15 times larger than the diameter of the tree. The buffer zone should be 5 metres from the edge of the tree's canopy if that area is larger than 15 times the tree's diameter. This will create a minimum root protection area. The Guidance states 'You should not approve development proposals.....within a buffer zone.'

For the tree related reasons, I am unable to support this application.

Conditions & Reasons (if required)

n/a

Date:	18.9.24	Signed:	C Ramsey
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