

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	252334
Address:	Bird Place, Henley Bridge, Henley On Thames, Wokingham, RG9 2LN.		
Proposal:	Householder application for the proposed erection of single storey rear extension with basement following demolition of existing rear lean-to extension, rear roof terrace, lowering of basement floor and changes to fenestration.		
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 in Remenham Henley Bridge Conservation Area, it is in the countryside and the Green Belt. The site is accessed via White Hill, B4130 which is a Green Route. Just at the point of access into the site there is a mature Horse Chestnut tree protected by TPO 1843/2022. The tree is numbered T9 in the Arboricultural Report from Sylva Consultancy. Bird Place is a Grade 2 listed building.

There is minimal impact on existing trees with just 2 trees proposed to fell that conflict with the proposals, these are T52 'B' quality Mulberry and T53 'C' quality Cupressus as identified in 'Proposed Site and Roof Plan PL1 25.09.2025.

The Arboricultural Report includes a Tree Survey and Schedule, and a Tree Constraints Plan which identifies the following;
 7 individual trees and 1 group 'U' category trees
 19 individual trees and 6 groups of 'C' category trees
 29 individual trees and 6 groups of 'B' category trees
 There are no 'A' quality trees.

Tree T9 Horse Chestnut – TPO 1843-2022 is provided with a 15m root protection

area radius indicating that it is a Veteran tree.

The Arboricultural Report indicates that an Arboricultural Implications Assessment (AIA) will be required to consider the effects of any tree loss to implement the design and any damaging activities proposed within the vicinity of the retained trees and the type of protection required during the construction phase.

I note that further tree removal as a result of the improvements maybe required and tree protection including mitigation sought.

Please submit an Arboricultural Implications Assessment including tree protection information asap in accordance with BS5837:2012 and Policies CC03 and TB21.

Conditions & Reasons (if required)			
Date:	5.11.25	Signed:	BRC