

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250482
Address:	21 Leith Close, Crowthorne, Wokingham, RG45 6TD.		
Proposal:	Householder application for the proposed erection of a single storey rear extension to include rooflights following demolition of existing conservatory.		
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 at the end of a cul-de-sac within a verdant, maturing housing estate. The house is a single storey attached dwelling amongst same age and design style houses. The Tree Preservation Order (TPO) 896/1997 on oak, sweet chestnut, scots pine, beech, rowan, birch, holly and hawthorn bounds the rear of the plot. Other trees offering public visual amenity feature within the site.

I refer to submissions and information Arboricultural Impact Assessment Method Statement & Tree Protection Plan (to BS:5837 2012) 27th February 2025 Ref: TH 5052; proposed elevations Sht 1 184 008 10.12.24; proposed elevations Sht 1 184 009 10.12.24; location and block plan 184 001 A 5.12.24 and PP-13815207 27.2.25.

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, 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 arboricultural submissions have erroneously not considered the tree root suboptimal road and the foundations of no.20 Leith Close. The rooting area of the trees will be much further into the soft landscaping of the sites. Section 4.6.2 of the BS5837:2012 refers. However, in this instance, for this scheme, the root protection specified appears sufficient. I have suggested a condition to ensure the important tree amenity is protected.

The built additions are subservient, use existing/complementary external materials and respect the building line. In these ways I suggest the character of the area will not be harmed.

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 'Arboricultural Impact Assessment

Method Statement & Tree Protection Plan (to BS:5837 2012) 27th February 2025 Ref: TH 5052' (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:

19.3.25

Signed:

C Ramsey