

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250840
Address:	41 Heathermount Drive, Crowthorne, Wokingham, RG45 6HJ.		
Proposal:	Householder application for the proposed single storey front and side extension and raising of the roof to facilitate insulation. Along with changes to the exterior cladding and rear balcony.		
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 maturing housing estate of a particular design style, in low pitched roofs and white cladding prevail. The plot backs onto Countryside. The house is set back and down from the road. Tree Preservation Order (TPO) 780/1996, A1, on all Scots pine, oak, birch, rowan, Norway maple, beech, larch, red oak alive in 1996, covers the area. A red oak of 'notable' classification on the Ancient Tree Inventory, grows at the front of the site.

I refer to submissions and information PRA R2944_PRA_a May 25; front elevations FE 1; side elevations SE 3; tree plan and application form PP-13700868 1.4.25.

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 CC02: Development Limits, Policy CC03: Green Infrastructure 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 'notable' oak is not noted on the Tree Plan, but can be seen on the PRA, as can other trees and shrubs, so the Tree Plan is insufficient to locate the trees on the

site. The side elevations indicate that the ground will be reprofiled and much removed at the front of the plot. Images show that this would be in the rooting area of trees. To prevent harm to the trees and built forms going forward a tree survey and arboricultural impact assessment to BS5837:2012 will be required to discover if the plan is safe and viable.

As it stands, I suggest the application is contrary to policies such as NPPF 136 and 193; Design Guide R2, plus CC03, CP3 and TB21.

Conditions & Reasons (if required)

n/a at this time

Date:	28.5.25	Signed:	C Ramsey
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