

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	251342
Address:	48 Parkway, Crowthorne, Wokingham, RG45 6EW.		
Proposal:	Householder application for the proposed erection of a single storey front extension to form porch, single storey rear extension following demolition of existing conservatory plus 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 on a sylvan, maturing housing estate featuring houses of specific design styles, many of which have been sympathetically altered over the years. Tree Preservation Order (TPO) 783/1996, A1, on all Scots pine, oak, birch, rowan, beech covers the plot.

I refer to submissions and information 250556; 250157; 201787; 200579; BS5837:2012 Tree Survey and Arboricultural Impact Assessment GHA/DS/160223:25 4.6.25; Planning support information/ biodiversity report 9.6.25 and Scheme Proposals Plans & Elevations SP/25/01 C Mar 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 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.

There are various trees on the site. All the trees surveyed by the tree submissions are subject of the TPO. The tree survey relates to removal of the conservatory foundations with new foundations installed. After delivery of the tree submissions the applicants stated that some of the new addition may be built on the existing conservatory foundations. This effectively changes the requirements of the tree submissions. Trees will still need protection, but to a different degree, so I have suggested a Condition to ensure this happens. Assuming this Condition is enacted, there would be an acceptably small percentage impact (much less than the 20% limit required by the BS5837:2012) to the roots of the TPO trees.

There will be little alteration to the built form and front garden, as viewed from the public highway, so no harm to the character of the area.

Overall, given the Condition, the application appears to comply with the T&L parts of the policies and guidance listed above.

Conditions & Reasons (if required)			
CL7: Tree protection			
Date:	18.6.25	Signed:	C Ramsey