

Ms Pinhorne-Smy
Development and Planning Service
West Berkshire District Council
Council Offices
Market Street, Newbury
Berkshire, RG14 5LD

Our Ref: 200724/ADJ
Your Ref: 20/01033/HOUSE

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18 June 2020

Your contact is: **David Brett, Planning & Building Control**

RE: Proposed single storey extensions to front and rear. 20/01033/HOUSE (WBC) - 24 City Road, Tilehurst, Reading, RG31 5HB

Dear Ms Pinhorne-Smy,

Thank you for your letter dated 28th May 2020 regarding the proposed single storey extensions to front and rear at 24 City Road.

I can confirm that the Local Planning Authority raises no overall objection to the proposal. However, the following specific tree comments are made by the Reading Borough Council Natural Environment Officer, which it is advised are duly taken into account:

- It is noted that there is a TPO Oak tree in the property to the rear in Foxcombe Drive - WBC TPO ref 333. The property is in an area known for vegetation related subsidence issues (particularly relating to Oaks) and, as such, it is important for an assessment to be made as to whether the proposed rear extension is within the zone of influence of the Oak (current or potentially in the future as the tree grows) - NHBC guidance (chapter 4.2) has Oak as a high water demand species of 20m mature height; zone of influence is $1.25 \times 20 = 25\text{m}$ (current figure). However, this is a guide and it is known from experience that even if extensions are built to NHBC guidelines (or even exceeded) that damage can occur in the future resulting in pressure to remove important trees. It is therefore considered to be best to avoid building within such zones where soil type makes tree related subsidence a possibility.
- If the application is approved, it will be vital to ensure that the foundations meet, and preferably exceed, NHBC recommendations.
- It is assumed that the West Berks Tree Officers will be commenting on the application.

Accordingly, you are advised to take these comments into account as part of West Berks consideration of the application.

At this stage, Reading Borough Council has no further comments to make on this out of district consultation.

If you have any questions, please do not hesitate to contact me.

Kind regards,

David Brett

David Brett

Planning Officer

Planning | Directorate for Economic Growth & Neighbourhood Services

Reading Borough Council

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J.R.M.