

Memo

To: James Schofield, Planning
From: Andrei Nazare, Natural Environment Officer, Planning
Date: 10th July 2024
Re: Consultation on an Application

Application No: 240424

Address: Jasmine Cottage, The Warren

Proposal: Single storey extension, new pitched roof and a detached carport.

This site sits in a rural area in west Caversham, near river Thames and benefits from tree and hedge vegetation all around. The woodland north-east of the site is part of TPO 35/06.

However, the proposed extension doesn't directly impact any existing trees. In addition, the Development Tree Report for Mrs L. Filbee prepared by SMW (Tree) Consultancy dated 1st May 2024 demonstrates that all potential indirect impact on trees related to construction activity can be mitigated if the provisioned tree protection measures are implemented.

In conclusion, the application is supported in terms of trees subject to condition L7a to secure implementation of the tree protection measures. In addition, please add the Soils informative.

L7A ARBORICULTURAL METHOD STATEMENT (AS SPECIFIED)

Protective measures, including fencing, ground protection, supervision and working procedures shall be carried out in accordance with the **Development Tree Report for Mrs L. Filbee** prepared by SMW (Tree) Consultancy dated 1st May 2024. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

REASON: In order to ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

I32/25 Advice about foundations in relation to tree related subsidence

There are trees near to the proposed development. You are advised to establish the soil conditions prior to determining foundation design of the approved development in order to ensure that foundations are appropriately designed to take into account soil types that are subject to seasonal volumetric change (high clay content) as a result of the specific trees and vegetation present in the vicinity. Foundation design should take into account the potential effect of adjacent vegetation, based on its dimensions at maturity, in order to minimise the chance of future vegetation-related subsidence and particularly to ensure that no differential movement occurs between the original dwelling/building and the new extension.