

Planning Officer's final comments

The land to the east of 12 St Benets Way is an area of protected woodland. The area to the east of the property is not classed as domestic land. Just because the fence has been removed, does not change it to be domestic land. The Tree Officer has explained this in depth and the TPO woodland is detailed on the Council's mapping database.

TPO document 2.pdf TPO document.pdf

The proposed garage extension will encroach onto an area of protected woodland. The extension to the driveway to the front of the property has already been constructed unlawfully on TPO woodland and the boundary fence realigned. The applicants makes reference to the land at the east of the property as being an Orchard, however, it is not part of the domestic curtilage.

The extract below from Reading Borough Council's iShare mapping system shows that the Green Link Corridor (amongst the row of TPO's) is circa 26m from the proposal. The extract also shows the protected woodland outlined in green. You can see how the green line intersects the land along the east side of 12 St Benets Way, showing how unlawful works to the side of the property, including the unlawful driveway extension, has encroached into the TPO woodland. If the garage extension were to be permitted, this too would encroach into the protected woodland.

The appeal proposal will have a detrimental affect on the protected woodland to the east of 12 St Benets Way. This land is not domesticated and just because fence has been removed does not make it domestic land. The proposal will affect protected woodland and Bats. This proposal is very much contrary to policies EN12 and EN14 of the Reading Borough Council Local Plan 2019.



12 St Benets Way

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