

Schofield, James

From: Hanson, Sarah
Sent: 12 December 2024 12:01
To: Schofield, James
Subject: PL/24/1526 - 16 Burnham Rise

Planning Application Ref: PL/24/1526
Application Type: Householder planning permission
Address: 16 BURNHAM RISE, EMMER GREEN, READING, RG4 8XJ
Proposal: Single storey rear and double storey side extension including the demolition of existing double garage and replacement of single glazed timber windows with triple glazed UPVC

The rear portion of the garden is subject to Woodland TPO 214/07 – surprisingly the nature of the garden and existence of trees is not mentioned in the 'Site Description, Context and Planning History' section of the Planning Statement.

I visited the property (rear garden) in July this year so am familiar with the site.

The limited nature of the rear extension does not pose concerns in relation to protected trees.

Informatives reminding them of the TPO would be prudent both in terms of tree work and avoiding work related activity near trees (which seems unlikely in any case). I suggest standard I15 and an amended version of I24

I15 Advice about TPO.d trees and trees in Conservation Areas

You are advised that no tree works are approved by virtue of this consent. Any works to trees subject to a Tree Preservation Order or to Conservation Area status will require submission of a tree works application or Section 211 Notice respectively.

I24 ~~Do not damage the verge~~

You are advised to avoid the use of the rear lawn for development related activity, e.g. storage of materials and mixing of cement, due to the resulting potential harm to protected trees, unless suitable ground protection is used to prevent compaction and leaching of wet materials into the soil.

Regards,

Sarah Hanson, FArborA
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