

Memo

To: Sian Hickey, Planning

From: Amy Daly, Assistant Natural Environment Officer, Planning

CC:

Date: 3rd April 2025

Re: Consultation on an Application

Planning Application Ref: PL/25/0156

Application Type: Householder planning permission

Address: 306 Northumberland Avenue. Reading, RG2 8DE

Proposal: Single storey side and rear extension

The property is not covered by a Conservation Area or any TPO's. With reference to the Arboricultural Impact Assessment, 13th March 2025. Project no. 25_5837_02_74, it is noted that there are several trees and hedges within the site boundary.

With reference to the AIA, it confirms the need for the removal of T4 and a 5m section of H1, as they are in direct conflict with the proposed plan. Both T4 and H1 have been placed in Category B, so they are of moderate quality with an estimated life expectancy of at least 20 years. This isn't ideal for the surrounding landscape and this category of tree is one that should be worked around. However replanting is mentioned within the AIA, if replacement trees and landscape plan are obtained and guidance is followed for replanting, I wouldn't object to the removals of T4 and a 5m section of H1.

The area of proposed works does slightly encroach on T3's RPA and canopy, but the AIA states '*No pruning works are required to facilitate the proposed development*'. I believe pruning works may be required as it is so close to the proposed development area, however no 'crown clearance' height is given in the tree survey to assist, as is normally included – clarity is required. It also states in the AIA '*adequate space has been allowed between all retained trees and the proposed development works. consequently, the proposal shall not result in increased pressure to remove or prune any of the retained trees*', but the Tree Assessment Plan within the AIA, shows the canopy of T3 in the development area. The RPA of T3 is also within the development area. A trial, hand excavation could be performed to comply with the BS5837 2012 guidance of '*To avoid damage to tree roots, existing ground levels should be retained within the RPA. Intrusion into soil (other than for piling) within the RPA is generally not acceptable, and topsoil within it should be retained in situ. However, limited manual excavation within the RPA might be acceptable*'.

An AMS including TPP will be required to confirm pruning and specifications for works within the RPA of T3. I assume you will be conditioning submission of a Construction Method Statement – this should be consistent with the final AMS.

In conclusion conditions L1, and L7 would be applicable here. A landscaping plan would be required to show a tree replanting plan and an AMS including a TPP is required to provide protection to the retained trees. All conditions are to comply with Policy EN14 of Reading Borough Local Plan 2019 and the adopted Tree Strategy (2021).

Please note that none of the plans show the existing trees, as they should, hence none of the plans you will approve (if consent is granted) will confirm tree retention. Either a proposed plan should be updated to show tree retention as per the AIA (so excluding T4 and part of H1) or L7 will need to be amended – perhaps as follows:

L7 ARBORICULTURAL METHOD STATEMENT (TO BE SUBMITTED)

No development shall commence on site (including demolition or preparatory works) until an Arboricultural Method Statement and Tree Protection Plan in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice for all existing trees that are not shown as being removed on the approved drawings, both within and adjacent to the site, has been submitted to and been approved in writing by the Local Planning Authority. **The tree retention within the AMS shall be based on that within the submitted Arboricultural Impact Assessment, 13th March 2025. Project no. 25_5837_02_74.** The development shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.

Reason: In order to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

Please consider if the above amendment is sufficient to secure tree retention.