

Memo

To: Gary Miles, Planning

From: Amy Daly, Assistant Natural Environment Officer, Planning

CC:

Date: 9th April 2025

Re: Consultation on an Application

Application Reference No: PL/25/0158

Application Type: Householder planning permission

Address: 3 Kidmore Road, Caversham, Reading, RG4 7LR

Proposal: Two storey rear extension and new detached garage following removal of existing detached garage

The site is located in a well treed area of Caversham where trees and other vegetation contribute to the character of the area. There are a variety of tree species, along with some shrubs, on or adjacent to the site, as shown in the Arboricultural Impact Assessment, 31st March 2025, Ref. GHA/DS/160345:25.

After assessing the AIA, I note that all trees are to be retained and that no RPA's or tree canopies are encroached by the proposed development, however, development activities will run along the RPA of T1, and potentially in close proximity to other trees on site. The AIA states in section 8.1 that *'It is essential for the future health of the trees to be retained on site, that all development activity is undertaken outside the root protection zone of these trees'*. The AIA does not include a site specific TPP, however BS5837 2012 5.4.3 (g) states that a draft TPP should be provided, hence this should be requested. Section 5.5.1 goes on to states: *'The tree protection plan should be superimposed on a layout plan, based on the topographical survey and showing all hard surfacing and other existing structures within the RPA'*. It is noted that there is existing hard surfacing r/o the existing garage which could form part of ground protection for the construction (not mentioned in AIA).

Looking at the Proposed South Elevations, December 2023, Drawing no. 24/KRC/09, it is noted that the proposed replacement garage will stand taller in height. The existing garage appears to be of minimal construction. There is no confirmation that existing foundations will be sufficient for this development – this is required given the proximity to the RPA.

It is also noted that within the AIA that '*A small number of relatively insignificant (C category) shrubs will be removed, which will not significantly impact the local or wider landscape.*', The AIA does not state the number of shrubs or provide any detail as to which shrubs are to be removed. There are shrubs situated on both the frontage and rear garden of the property. It is assumed only the shrubs in direct conflict will be removed and that these might be the unlabelled 'tree' symbol adjacent to T1 and the indication of a vegetation feature in the location of the rear extension – clarity is required.

To conclude, the AIA should be amended to include the above, as they are not onerous.