

Memo

To: Gary Miles, Planning
From: Amy Daly, Assistant Natural Environment Officer, Planning
CC:
Date: 3rd July 2025
Re: Consultation on an Application

Planning Application Ref: PL/25/0849

Application Type: Householder planning permission

Address: 75 Russell Street, Reading, RG1 7XG

Proposal: Single storey rear extension to ground floor, internal alterations and new dormer extension on Second Floor.

The site of 75 Russell Street is located within a Conservation area which are priority areas for tree retention and planting, as part of our adopted Tree Strategy.

With reference to the BS5837:2012 Tree Survey, 2nd June 2025, Ref: SPH/5837-25/20.05, I have no objections on tree grounds.

I note that from your Site Visit Photographs, 26th June 2025, there is a small tree/shrub in the neighbour's property that is growing into the proposed development area. It is assumed this will need to be pruned or removed to facilitate the development, which has not been recognised in the Tree Survey or the plans. Clarity on this is required. As Conservation Areas are priority areas for new planting, if the existing small tree/shrub is be removed, the applicant could consider replanting a replacement to mitigate for the loss.



With reference to the Plans - Site - Proposed GA drawing, Ref MAB-C5138-051 Rev B, I note that there appears to be no change to the landscaping in the rear garden. Confirmation there is no change to hard landscaped areas of the garden (apart from those in direct conflict with the development) is required. If the hard surfaced area was extended, it is likely to fall within a RPA. This is also to ensure the amount of hard landscaping does not become overbearing.

To conclude there are no objections on tree grounds or landscaping grounds but clarity on the above is required.