

Memo

To: Gary Miles, Planning

From: Amy Daly, Assistant Natural Environment Officer, Planning

CC:

Date: 24th July 2025

Re: Consultation on an Application

Planning Application Ref: PL/25/0992

Application Type: Householder planning permission

Address: 11 Rhigos, Emmer Green, Reading, RG4 8LF

Proposal: Internal alterations, Glazing alteration and new windows, Porch extension

The Site of 11 Rhigos is situated within an area where the frontages are composed of both hard and soft landscaping. Emmer Green is one of the greener wards within the Borough, where green spaces contribute to its character.

With reference to the Arboricultural Impact Assessment Method Statement & Tree Protection Plan, 2nd July 2024, Ref: TH 4701, I note that section 9.3.1 '*The proposals will require the removal of two small ornamental conifers*'. This will remove an amount of soft landscaping from the frontage as the conifers are in direct conflict with the proposed additional parking space. This may present a small negative impact of the street scene. I note trees show on the proposed site plan are not consistent with that shown on the TPP.

Whilst the report states '*there is little justification for replacement planting*', it is expected that if the proposal will reduce the amount of soft landscaping then this loss it mitigated through methods such as replanting.

The Design and Access Statement, 17 Sept 2024, Rev A, offers new areas of soft landscaping on the frontage. This is positive as the development will lead to a frontage which is almost entirely hardsurfaced so the incorporation of the landscaped beds and planters aids the proposals acceptability and mitigates for the loss of the two small conifers. The soft landscaping will also make a positive contribution to the street scene.

With reference to the Proposed Ground Floor Plan A.01.3, 9th July 2023, and the Existing Floor plans and Elevations E.01, 9th July 2023, the alterations to the landscaping in the rear garden is not clear. The proposed floor plan appears to have wider stairs and

potentially includes new planting, when compared to the existing ground floor plan. This does not impact trees, hence I will leave you to consider this.

To conclude, I have no objections to the proposal on tree and landscape grounds. The loss of greenery on the frontage is mitigated through the incorporation of new soft landscape features.. Condition L1 would be appropriate to secure the details of the landscaping, alongside condition L7A to secure development in accordance with Arboricultural Impact Assessment Method Statement & Tree Protection Plan, 2nd July 2024, Ref: TH 4701.