

Memo

To: Louise Fuller, Planning
From: Amy Daly, Assistant Natural Environment Officer, Planning
CC:
Date: 7th July 2025
Re: Consultation on an Application

Planning Application Ref: PL/25/0680

Application Type: Full planning permission

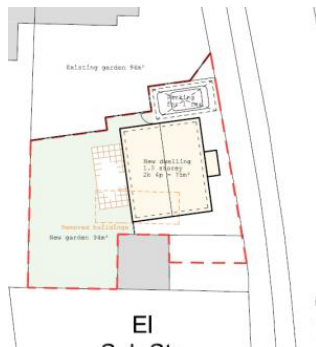
Address: 5 Stoneham Close, Tilehurst, Reading, RG30 4HB

Proposal: New dwelling to the rear of No.5, replacing existing garage, including parking and landscaping

The development site of 5 Stoneham Close, consists of boundaries primarily composed of hedges and other vegetation. I note that this site has had several previous applications with tree and landscape issues.

With reference the Arboricultural Report, 12th March 2025, Ref BPC 21366, I note the following:

Section 2.1 uses an image of the site that is not consistent with the submitted plans. The report uses the image below, which is not that of The Proposed Block and Site Plans, April 2025, Dwg: 02-10. The north boundary, the angle of the dwelling and the car parking differ. The site layout plan used in the Report is below.

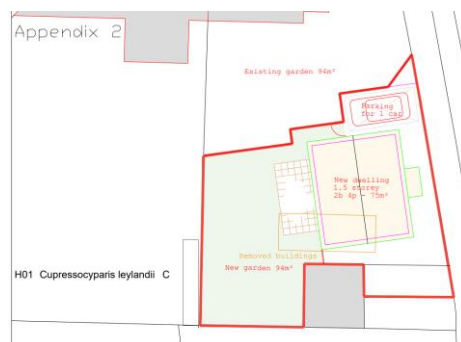


Proposed site layout in arb report

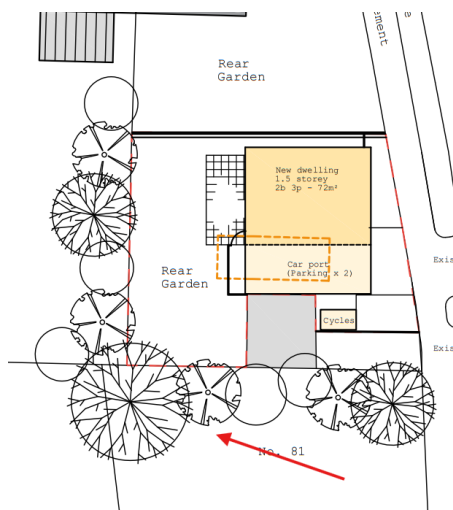
Section 3.2 states 'There are no on-site trees.' Section 3.5 states 'At the rear of the site there is an off site Leylandi hedge'. From comparing this to an arial photo of that in the Design and Access Statement, May 2025, Ref: CA-1082-DAS01, Rev 1. I note that there is more vegetation that surrounds the site boundary than that which is described, possibly including trees, that may be impacted as a result. The D&A Statement suggests 'The existing boundary planting is to be retained', however The Arboricultural Impact Assessment Plan, 16th March 2025, BPC – 21366, only recognises a section of the boundary hedge at the rear of the development area. Existing vegetation also appears to be shown in other areas of the Block Plan.



Design and Access Statement



AIA Plan



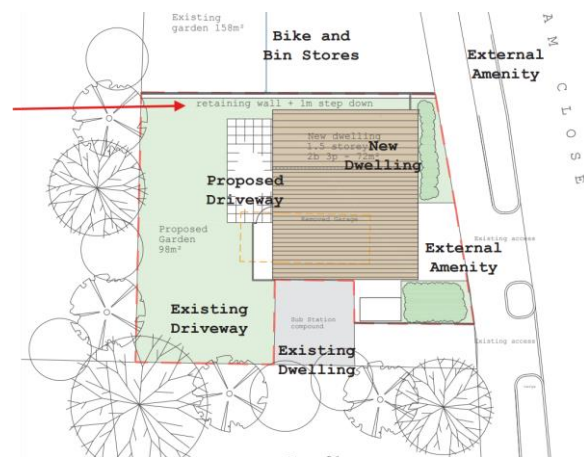
Block Plan

The AIA plan also does not include plotted RPAs. The reasoning for excluding RPAs within the report is not suggested.

The only reference to tree protection within the report is '*The existing paved path as can be seen in photo 1 should not be removed during demolition and construction to protect the roots.*' It is assumed the path will be removed as the DAS shows a new green rear garden and therefore cannot serve as adequate tree protection during the construction process.

The DAS shows a retaining wall and 1m change in ground levels. The arb report doesn't recognise a change in ground level.

It appears that some of the vegetation on the frontage will be removed, along with the vegetation on the north boundary. New planting appears to be proposed on the frontage.



DAS

To conclude the proposal is not acceptable on tree and landscape grounds. The report does not demonstrate mitigating harm to trees/hedges. The extent of the tree/vegetation removal is unclear as the documents are not consistent.