

Memo

To: Huimin Chen, Planning

From: Amy Daly, Assistant Natural Environment Officer, Planning

CC:

Date: 14th August 2026

Re: **Consultation on an Application**

Planning Application Ref: PL/26/0780

Application Type: Householder planning permission

Address: 12 Grafton Road, Tilehurst, Reading, RG30 4QJ

Proposal: Two-storey side and rear wrap around extension and front porch extension

The rear garden of the site appears to be mostly soft landscaped. The frontage of the site comprises of a mixture of both hard and soft landscaping, including a front boundary hedge. Tree Preservation Order 30/06 is applicable to the neighbouring property to the rear (6 Maiwand Gardens) and includes one Silver Birch.

With reference to the Arboricultural Impact Assessment, 30th July 2026, I note that Section 6.7 identifies a hedge (G4) that will need to be removed to facilitate the development.

With reference to the PROPOSED GROUND FLOOR PLAN, May 2026, Drawing No. 26071.PP-05, I note the kitchen doors leading into the rear garden. It is assumed a patio would be desirable here in the future, which would increase the amount of development within the site, as well as the extensions. I do not note any mitigation for the extensions, nor the loss of G4. As with any proposal, where there is a loss of soft landscaping, it is expected that efforts such as mitigation replanting are demonstrated to mitigate the impact of increased development. I will leave you to assess whether enhancements to the soft landscaping are justified.

The TPO Birch (T2 of the tree survey) is not impacted by proposals and can be safely retained alongside other trees identified in the rear garden.

To conclude, I have no objections to the proposal; however, mitigation planting for the loss of soft landscaping is encouraged. If this development receives approval, Condition L7A is applicable, with suggested wording as follows:

Protective measures, including fencing, ground protection, supervision and working procedures shall be carried out in accordance with the Arboricultural Impact Assessment, 30th July 2026, by TREE ASSESSMENTS UK, and the associated Tree Protection Plan, July 2026, Drawing No: 02/2026. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

REASON: In order to ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself in accordance with Policy EN14 of the Reading Borough Local Plan 2019.