

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Trees and Landscape Householder	App No:	241871
Address:	47 Simons Lane, Wokingham, Wokingham, RG41 3HG.		
Proposal:	Householder application for proposed erection of a single storey front extension to create porch, two storey rear and side extension along with changes to fenestration to include additional roof lights, detached garage with associated driveway entrance and dropped kerb plus removal of the 2no existing chimneys.		
Type of Development:	Other Householder		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☒ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

The front boundary of the site is in Countryside. The plot bounded by trees and shrubs. The house is one in a row of dissimilar style properties, many of the houses have been altered over time.

I refer to submissions 200805; 211168; site location and block plan P432-0224/PA/003 Rev E 15.4.24; proposed plans and elevations P432-0224/PA/002 Rev D 15.4.24; planning statement P432-0224/PA/PS - Jul 24 and BS5837 Arboricultural Impact Assessment & Method Statement 05072Rv2 Sept 24.

National Planning Policy Framework 2024 (NPPF), Wokingham Borough Core Strategy (Adopted 29 January 2010), CP1 – Sustainable development, CP3 - General Principles for development and Wokingham Borough Managing Development Delivery Document (Local Plan) – Adopted 21 February 2014, Policy CC02: Development Limits, Policy CC03: Green Infrastructure, Trees and Landscaping and Policy TB21: Landscape Character, Wokingham Borough Council Borough Design Guide Supplementary Planning Document June 2012 and BS5837:2012: Trees in relation to design, demolition and construction – Recommendations refer.

This is effectively a new house, in this regard it is similar to consented application 200805. The built form is not unduly out of context in the street scene as there is no defined design style. The porch is forward of the building line of immediate neighbours, but not houses further along the Lane. In this way, I suggest the scheme would not appear out of character.

No trees are to be removed or pruned, according to the arb submissions. However, the scheme will impact the roots of onsite and third-party trees. The root protection area (RPA) for T2 has not been adjusted for the root-impermeable surface of the road. However, the canopy of the tree has been much reduced, which in turn reduces root extent, so it is likely that the RPA is sufficient. The RPA of T8 has similarly not been adjusted for the house foundations but given the age of the property and building regulations at that time, it is possible there will be roots under the house. Overall, the mitigation for trees during and after demolition and construction appears robust.

I have suggested conditions for tree protection. Landscaping is also conditioned due to the edge of countryside location where developments must respect the transition between the built up area and the countryside by taking account of the character of that adjacent countryside and landscape.

Conditions & Reasons (if required)

CL4:landscaping (amended)

Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping for the front area of the site, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s). Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

RL4 To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

CL7 – protection of trees (amended)

No development or other operations shall take place except in complete accordance with the 'BS5837 Arboricultural Impact Assessment & Method Statement 05072Rv2 Sept 24' (hereinafter referred to as the Approved Scheme).

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery)

until the tree protection works required by the Approved Scheme are in place on site.

c) No excavations for services, storage of materials or machinery, parking of

vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

RL7 To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

Date:	25.9.24	Signed:	C Ramsey
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