

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242295
Address:	Silver Wood, Wick Hill Lane, Finchampstead, Wokingham, RG40 3PZ.		
Proposal:	Application to vary condition 2 of planning consent 231459 for the erection of a part 2 storey part single storey extension with 3 No dormers to the main roof existing home office/store to create a new dwellinghouse with hardstanding and patio to the west of the dwelling. Condition 2 refers to the approved plans and the variation is for the addition of a further single storey extension as part of the new dwelling to form a plant room.		
Type of Development:	Minor Dwellings (1-9)		
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 site is located adjacent to countryside to the south, on a semi-rural lane which features houses of similar style that have been altered over time. Tree Preservation Order (TPO) 683/1994, W1, a woodland order on Oak, Birch, Rowan, Holly, Sycamore, Scots Pine impacts the east of the site.

I refer to submissions 231459; proposed plans and elevations 22407-4 01 8.3.22 and letter.

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, Policy TB06: Development of Private Residential gardens and Policy TB21: Landscape Character and Wokingham Borough Council Borough Design Guide Supplementary Planning Document June 2012 refer.

The TPO trees will not be harmed as they are not proximate.

The countryside edge location will not be impacted as there will be no public realm views of the small extension.

Conditions & Reasons (if required)

None additional to 231459.

Date:	25.9.24	Signed:	C Ramsey
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