

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250739
Address:	Coombe Hill, Hayes Lane, Barkham, Wokingham, RG41 4TA.		
Proposal:	Householder application for the proposed erection of a two storey side extension and single storey rear extension. Plus, the replacement of the existing dormer roofs, installation of one roof light and changes to fenestration. Following the demolition of the existing conservatory.		
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 site is in Countryside, in Proposed Valued Landscape Areas 'Barkham and Bearwood'. The lane is a single-track rural Public Right of Way BARK5. There are no public highway views of the property. Various notable and veteran trees feature on/adjacent to, the site.

I refer to submissions and information 170101; block and location plan 25002 06; proposed elevations 25002 05; PEA SPH/NP/PEA-25/29.04 12.5.25.

National Planning Policy Framework 2024 (NPPF), Wokingham Borough Core Strategy (Adopted 29 January 2010), CP1 – Sustainable development, CP3 - General Principles for development, CP11 - Proposals outside Development Limits (including countryside) and Wokingham Borough Managing Development Delivery Document (Local Plan) – Adopted 21 February 2014, 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.

The proposal will not directly impact any trees of note. The additions, part of which replace less traditional built form, are in keeping with the original house. Overall, I suggest the character of the location will not be harmed.

Conditions & Reasons (if required)			
none			
Date:	26.6.25	Signed:	C Ramsey