

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250111
Address:	46 Fairwater Drive, Woodley, Wokingham, RG5 3JB.		
Proposal:	Householder application for the proposed erection of a single storey rear extension.		
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 subject to Tree Preservation Order (TPO) 3/1951, W3 on woodland trees of any age. The property is on an urban street featuring houses which have been altered over time.

I refer to submissions and information 223170; proposed floor plan and elevations MFDW PL-201 11.1.25 and location and block plan MFDW PL-100 11.1.25.

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 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.

A large tree subject of the TPO grows in the neighbouring back garden. I believe it is sufficiently far from the proposed built form not to be impacted by it.

The extension is subservient and will not attract views from public roads, so will not impact the character of the area.

Conditions & Reasons (if required)

none			
Date:	12.2.25	Signed:	C Ramsey