

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250141
Address:	91 Reading Road, Woodley, Wokingham, RG5 3AE.		
Proposal:	Householder application for the proposed erection of an annexe to rear for use ancillary to the main dwelling.		
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 a street featuring house which have been altered over time. Tree Preservation Order (TPO) 1955/2024, T1, T2, T3 and T4 all oaks at the front and rear of the site.

I refer to submissions and information 241251; 250001; BS5837:2012 SPH/5837-24/20.11 27.11.25; Arboricultural Impact Assessment and Method Statement BS5837:2012 AAAIA91RE 14.1.25; proposed ground floor plan PP-01 16.12.24 Q-1 and proposed plans (annex) PP-01 12.12.24 Q-1 and planning statement.

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.

On the 'proposed rooftop plan (annex)' TPO trees will shade the skylight. If the skylight is to be located according to the 'proposed ground floor plan' it will not be shaded by the trees for some time. It must be noted that any works to the trees must have received prior consent from the Authority and that consent is unlikely to be

given for works other for health and safety reasons. I have suggested a condition to protect the trees and structure.

The structure will not be seen from public roads. External materials and its relatively modest height will allow it to appear as a garden building, in this location. It will not unduly impact the character of the area.

Conditions & Reasons (if required)

CL7 – protection of trees (amended)

No development or other operations shall take place except in complete accordance with the BS:5837 'Arboricultural Impact Assessment and Method Statement BS5837:2012 AAAIA91RE 14.1.25' (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:	12.2.25	Signed:	C Ramsey
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