

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	243140
Address:	37 Commons Road, Wokingham, RG41 1JJ.		
Proposal:	Full application for the proposed erection of 1 no. detached dwelling following demolition of the existing dwelling and detached garage.		
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 subject to Tree Preservation Order (TPO) 1970/2024 on T1 to T4, all oaks. The existing bungalow is within a line of 8 similarly styles properties.

I refer to submissions 242171, 240766, street scene comparison 24-601 006 June 24; planning statement; application form PP-13633779 12.12.24; proposed site plan 24-601 005/A June 24; proposed elevations 24-601 004/A June 24; BS:5837 Arboricultural Report Ref: AIA/AMS 06414/2024 and Tree Protection Plan Ref: 37 COMMONS ROAD TPP 06414 / 2024.

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.

This application differs to consented application number 242171, in that it seeks to increase the depth of the single storey rear element by 1.2m.

Application 242171 allowed the removal and replacement of 2 of the TPO oaks (T3 and T4 of the TPO) due to their poor condition.

Mitigation for tree harm has been submitted. The layout of the plot and the trees within it mean that, in this instance, the tree reports for application 242171 can still be applicable for the proposed scheme.

As the increase in built form is single storey, subservient and at the rear of the property the street scene impact will be similar to consented application 242171.

I have suggested the same conditions as for application 242171 as the applications are alike.

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 Report Ref: AIA/AMS 06414/2024 and Tree Protection Plan Ref: 37 COMMONS ROAD TPP 06414 / 2024.' (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

CL6 Retention of trees and shrubs.

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 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.

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.

Date:	8.1.25	Signed:	C Ramsey
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