

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242632
Address:	Lancambria, Basingstoke Road, Swallowfield, Wokingham, RG7 1PY.		
Proposal:	Householder application for the proposed erection of first floor front/side extension, playroom and garage conversion into habitable accommodation.		
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 located in Countryside on a Green Route Enhancement Area road featuring dissimilar style properties, set back within their plots, which have been altered over time and not all of which include attached garages. The front boundary includes fencing and mature trees and shrubs.

I refer to submissions 240807; proposed elevations 23027/PL/09 L 21.10.24; proposed site plan 23027/PI/14 C 21.10.23 and proposed entrance gates 23027/PI/017 B 18.10.24.

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, Scheduled Ancient Monuments and Conservation Areas), 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 side extension features a continuous ridge line is not subservient as viewed from the Green Route enhancement area road. Volumes have not been included; I suspect they are more than the 50% maximum recommended in the Design Guide. However, neighbouring properties have been similarly increased, so I suggest the property will still fit in with the street scene.

The existing front hedge will have to be pruned to achieve the space required for the wall. The hedge is of a robust species which should recover well. The 1m high wall and gate are not unique along the road, so will not be out of character.

Conditions & Reasons (if required)			
none			
Date:	20.11.24	Signed:	C Ramsey