

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape	To (Case Officer):	Kieran Neumann
Service	WBC Landscape and Trees	App No:	242366
Address:	77 Wilderness Road, Earley, Wokingham, RG6 7RF.		
Type of Development:	Other Householder		
Proposal:	Householder application the proposed loft conversion facilitated by 7no. rooflights and the erection of 1no. rear dormer, conversion of the garage and raising of its roof to provide habitable accommodation.		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
- ☒ Recommend approval with no conditions
- ☐ Recommend refusal for the reason(s) **stated below**;
- ☐ Negotiate the amendments **stated below**; or
- ☐ Request further information before determination as **stated below**.

Comments On Proposal

The site includes a belt of trees and shrubs along the front boundary which add to the mature verdant character of the Road at this point. The main house is set back from the road and screened by the green infrastructure.

I refer to submissions bat survey R2741_PRA_a Aug 24; Proposed Elevations and 3D Views 3139 GA.05 07 8.10.24; Location and Block plan 3139 GA.06 01 8.10.24; Existing Elevations and 3D Views 3139 GA.02 11.3.24 and application form PP-13409381 14.9.24.

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, Policy TB06: Development of Private Residential gardens 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 garage conversion appears to be on the same footprint as the existing. This building is surrounded by driveway hard standing, so I am not unduly concerned about the roots of nearby trees. Their canopies also appear to be sufficiently far from the new building.

The roof conversion does not seem to increase the height of the ridge and the new dormer will not offer public views from the Road. The signed application form states that parking will remain as is and that trees and hedges do not need to be removed or pruned to carry out the proposal. Overall, I expect the streetscape impact to be minor and not detrimental to the character of the road.

Conditions & Reasons (if required)

none

Date:	17.10.24	Signed:	C Ramsey
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