
MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250048
Address:	410 Wokingham Road, Earley, Wokingham, RG6 7HX.		
Proposal:	Householder application for the proposed erection of a single storey front extension to create porch.		
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 on a Green Route Enhancement Area road. The road features properties of various designs, styles and ages, many of which have been altered over time. The house is set back and features hedge and low brick wall boundary solutions which are typical of this stretch of the road.

I refer to submissions and information 222262; photos 21.2.25; proposed plans and elevations A-L-001 Jan 25 and application form 17.1.25.

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.

The application form states that no hedges are to be removed, so I will take that to be the case as they are also noted on 'proposed plans and elevations A-L-001 Jan 25'. It is important that they be retained as part of the Green Route Enhancement Area demarcation.

The porch respects the building line created by no.420 Wokingham Road and others further along the road. The addition uses existing and differing external materials. Other porches feature along the road; I suggest this modern design will not be out of place in the mixture of built styles.

Conditions & Reasons (if required)

CL6: retention of existing trees/shrubs/hedges

Date:	6.2.25	Signed:	C Ramsey
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