

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	251131
Address:	47 Malvern Way, Twyford, Wokingham, RG10 9PY.		
Proposal:	Householder application for proposed single storey side and rear extension and garage conversion.		
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 backs on to Green Belt and Countryside. The area features mature single storey dwellings with verdant front gardens, set back within their plot. Many houses have been sympathetically altered over time.

I refer to submissions and information Proposed elevations KC14 4.5.25; site/block plan KC10 6.5.25 and application form PP-14005692 9.5.25.

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 CC02: Development Limits, 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 trees or hedges need to be removed or pruned to carry out the proposal. From public images I can see this would be the case. The driveway is to be altered to accommodate another car, this will result in a loss of green infrastructure. I have suggested a landscaping condition to allow the application to comply with policies such as CC03, CP3 and TB21.

The built form changes are towards the rear of the bungalow, are subservient to the existing building and of a mass, scale and design such that they will not unduly harm views as seen from the Green Belt and countryside.

Conditions & Reasons (if required)			
CL4: landscape			
Date:	29.5.25	Signed:	C Ramsey