

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	243149
Address:	High Chimneys, North Wing, Davis Street, Hurst, Wokingham, RG10 0TH.		
Proposal:	Householder application for the proposed partial conversion of the existing triple garage into habitable accommodation, erection of a two storey side extension to the existing garage along with changes to fenestration to include a dormer and roof lights.		
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 in Countryside, associated with a Grade II listed building and

I refer to submissions and information 193070; 193069; 242237; Arboricultural Impact Assessment and Method Statement BS5837:2012 AAAIAHIGH 14.1.25; proposed block plan Dec 24 A4/427/11 A; existing block plan Dec 24 A4/427/10 A; D&A Dec 24; Details of Existing Plans & Elevations A1/427/01 Dec 24; Details of Proposed Plans & Elevations A1/427/02 Dec 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, Policy TB24: Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens, 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.

Trees and mature shrubs are a feature of the overall site, they are not directly impacted by the built form but could be during the demolition/construction stages. Mitigation for harm has been included in the application; I have suggested a condition to enable this.

The existing fire damaged garage is to be turned into a larger building to be used for ancillary accommodation. The existing footprint is circa 13m x 6m. The proposed footprint around 18m x 6m, but with an increase in height. No volumes are given, but it appears to me that the 50% maximum volume increase referred to in section 8 of the Design Guide can be marginally achieved. External materials, design cues and to a certain extent use are similar to that of the building prior to the fire.

The proposed ridge height is 22.5cm higher than existing, to screen the industrial building behind it. I understand the premiss but am concerned that it could be used to justify further raising the height if neighbouring buildings are increased in size.

Overall, with the exception of the ridge height increase, I suggest that from a landscape perspective the proposed scale, form and footprint does not have an unacceptable impact upon the countryside.

Conditions & Reasons (if required)			
None			
Date:	3.2.25	Signed:	C Ramsey