

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	243224
Address:	1 Chapel Green Cottages, Chapel Green, Wokingham, Wokingham, RG40 3ER.		
Proposal:	Householder application for the proposed erection of a part single, part two-storey side extension, new porch canopy roof plus changes to fenestration.		
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 and also within the South Wokingham Strategic Development Location. This semi-detached property is part of a small group of mixed style houses; set back on an unadopted track.

I refer to submissions and information 241094; block plan 2413/SK1; design statement CRP/bb/2413 Dec 24; ground floor plans 2413/04 Dec 24; side elevation 2413/03 Dec 24; front elevations 2413/01 Dec 24 and application PP-13659281.

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, Wokingham Borough Council Borough Design Guide Supplementary Planning Document June 2012 and BS5837:2012: Trees in relation to design, demolition and construction – Recommendations refer.

There are no trees of note that will be impacted by the proposal.

The application is principally for a 2-storey extension which will increase the volume of the original property by 50%. According to the Design Guide section 8 – ‘*A 50% increase in volume for a 1 storey development is acceptable when compared with the original building.*’ As a 2-storey extension this would appear to be contrary to the Design Guide. However, the main additions are on the side of the building; subservient to the main house in design and use existing and complementary external materials. So, I suggest they will not appear incongruous set against the original house, will not be out of keeping in the location, nor negatively affect the character of the area.

Conditions & Reasons (if required)			
none			
Date:	19.2.25	Signed:	C Ramsey