

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	251295
Address:	162a Nine Mile Ride, Finchampstead, Wokingham, RG40 4JA.		
Proposal:	Householder application for the proposed erection of a detached garage including new 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 on a Green Route being a mainly residential road of properties of various design styles and ages. The single storey property is set back within the plot, there is no green infrastructure within the front area.

I refer to submissions and information 242980; proposed views, combined streetscene & location plan D3/02-02 May 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.

I refer to the decision of similar application 242980 -

'By virtue of its excessive scale and inappropriate siting forward of the principal building line, the proposal would have an intrusive visual impact on the street scene and Green Route, and harmful impact to the predominant character of the surrounding area, one which is of open views to the front elevations of detached dwellings. The proposal would introduce an overly dominant built form in the

streetscene detracting from the character and appearance of the host dwelling. This is contrary to National Planning Policy Framework (2024), Core Strategy (2010) policies CP1 and CP3, Policies CC03 and TB21 of Adopted Managing Development Delivery Local Plan (2014), the advice and guidance contained in the Borough Design Guide (2012) and Policy D3 1b of the Finchampstead Neighbourhood Development Plan (2023)'.

Plus, I am mindful of the PINs decision APP/X0360/D/23/3319260. The similarities here being the close proximity to the Green Route, lack of screening and the built form occupying circa half the width of the plot.

Conditions & Reasons (if required)			
n/a			
Date:	13.6.25	Signed:	C Ramsey