

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250829
Address:	Springfields, Hatch Gate Lane, Wargrave, Wokingham, RG10 8QD.		
Proposal:	Householder application for proposed erection of a two-storey side/rear extension, modifications to the roof, removal of a chimney and existing single storey elements and changes to fenestration, and demolition of existing outbuildings and structures.		
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 within Green Belt and Countryside. I am mindful of No.4 Fox Steep Cottages certificate of lawful development ref. 213474 which is within the wider parcel of land bounding Crazies Hill Area of Special Character on the west and north sides.

I refer to submissions and information 250841; 243048; 210451; 210587; proposed elevations SFH.PROP.ELEV 02 Feb 25; proposed elevations SFH.PROP.ELEV.01 Feb 25; proposed site plans SFH.SITE.PROP.01 Feb 25; Springfields landscape strategy SFH.LANDSCAPE.01 / MARCH 2025; Arboricultural Survey to BS5837:2012 6.12.24; volumes SFH Volume 01 Feb 25 and D&A SFH.DAS.01Mar 25.

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), CP12 - Green Belt 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.

Tree matters are catered for in the arb submissions. The root protection area of trees near the Lane are not adjusted away from this surface and I accept this as the road is low grade. Given the demarcations I have suggested conditions to protect the trees.

Unlike refused application 243048 this application borrows structures from an adjacent site to increase the volume of the existing house. By removing some of these structures and remodelling the house the volume calculation can be skewed in favour of the proposal. In this way the proposed increase in built form and then impact on the landscape demarcations can be seen to be acceptable.

I suggest that the additions' location, design, complementary external materials, additional landscaping, as well as retention of existing green infrastructure will all help the proposed building to integrate onto the landscape.

Overall, the application appears to comply with the T&L parts of the policies and guidance listed above.

Conditions & Reasons (if required)			
CL4: Landscaping			
CL6: retention of trees and shrubs			
CL7: protection of trees			
Date:	20.5.25	Signed:	C Ramsey