

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242623
Address:	1 Broom Grove, Barkham, Wokingham, RG41 4TX.		
Proposal:	Householder application for the proposed garage conversion into a new family room.		
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 subject to Tree Preservation Order (TPO) 278/1985 T23 to T26, all oaks and G3 being 2 x Scots pine, along the northeast boundary. T25 received consent for removal in 2022. The house in part of a maturing housing estate, each house has a garage.

I refer to submissions proposed plan 01/10/2024/RDO/nco/PP; Parking plan TQRQM2428912ss00698 / GC 15.10.24.

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.

As the proposal is towards the front of the site it does not directly impact the TPO trees.

A single garage door will remain, and this will maintain the aesthetic regarding garages in the estate. An area of grass will be removed to accommodate a parking

space, this is a relatively minor reduction in green infrastructure, so I have not suggested a landscaping condition.

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

Conditions & Reasons (if required)			
none			
Date:	31.10.24	Signed:	C Ramsey