

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242848
Address:	51a Hurst Road, Twyford, Wokingham, RG10 0AH.		
Proposal:	Householder application for the demolition of the existing porch and erection of new porch plus internal alternations.		
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 Enhancement Area featuring houses of a variety of styles and ages, many of which have ben altered over time.

I refer to submissions photos 6.12.24; existing and proposed elevations AH 735 04 A 4.11.24 and existing and proposed block plan AH 736 00 4.11.24.

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.

There are no trees of note that will be impacted by the built form. The addition is subordinate, respects the building line and uses existing and complementary external materials.

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

Conditions & Reasons (if required)			
none			
Date:	11.12.24	Signed:	C Ramsey