
MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250222
Address:	515 Reading Road, Winnersh, Wokingham, RG41 5HL.		
Proposal:	Householder application for the proposed single storey side and rear extensions. Plus a loft conversion into habitable accommodation, the creation of a rear dormer, including the erection of one roof light and changes to fenestration. Followed by the demolition of the existing conservatory, chimney and outbuilding.		
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 residential road featuring houses of varying ages and design styles, set back within their plot. The house is currently single storey, neighbouring dwellings are both single and 2-storey. A mature hedge and shrubs are welcome green features of the front of the site.

I refer to submissions and information Preliminary bat roost assessment CE4768 26.2.25; block and location plans 1403/3 Jan 24; ground floor as proposed 1403/2 Jan 25 and application form PP-13732408.

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 scheme and scant green backdrop to be obscured. The build is extensive and on a green route, so I have suggested a landscaping plan for the front of the site to maintain and enhance the green amenity of the area.

The proposal raises the roof height, but the ridge level will be similar to the neighbouring single storey dwelling. External materials will match/complement the existing. The scheme respects the building line. In these ways, assuming the landscaping enhancement, I suggest the proposal will not be out of character in the street scene.

Conditions & Reasons (if required)

CL4 Landscaping (amended)

Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping for the front, road facing part of the site, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s). Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

*RL4 To ensure adequate planting in the interests of visual amenity.
Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development)*

Date:	19.3.25	Signed:	C Ramsey
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