

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	251178
Address:	The Old Vicarage, Church Lane, Grazeley, Wokingham, RG7 1LD.		
Proposal:	Householder application for the proposed erection of 1no. detached two storey outbuilding consisting of garage / workshop with habitable accommodation on first floor plus widening of existing driveway.		
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 in Countryside, Grazeley Area of Special Character and Proposed Valued Landscape Areas 'Ridge and Rivers'. A horse chestnut tree has been registered on the Ancient Tree Inventory (ATI), number 66331 as a Veteran. From the ATI records this appears to be growing on the west side of the driveway. There are glimpsed views through to the property from the public highway, public right of way SHIN30 and Grazeley Village Hall.

I refer to submissions and information 232667; proposed elevations KG.001 24.4.25; site plan KG.005 14.5.25 and Heritage Assessment Design and Access Statement.

National Planning Policy Framework 2024 (NPPF), Ancient woodland, ancient trees and veteran trees: advice for making planning decisions, Wokingham Borough Core Strategy (Adopted 29 January 2010), CP1 – Sustainable development, CP3 - General Principles for development, CP11 - Proposals outside Development Limits (including countryside) and Wokingham Borough Managing Development Delivery Document (Local Plan) – Adopted 21 February 2014, Policy CC03: Green Infrastructure, Trees and Landscaping, Policy TB06: Development of Private Residential gardens and Policy TB21: Landscape Character, Policy TB26: Buildings of Traditional Local Character and Areas of Special 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.

The Design Guide, point R23, states that garages must not be located in front of a house. I note the proposed building is not proximate to the original house. Being close to the road the building is of a scale, mass and design such that it will appear as a house, it will be out of keeping with the existing openness of the countryside location.

Trees are not located on the plans. This is erroneous as they will influence the proposal, not least the Veteran tree in relation to the driveway. The Government guidance on Veteran trees states that 'You should not approve development proposals, including gardens, within a buffer zone.' The buffer zone being at least 15 times the diameter of the tree, or 5m from the edge of the canopy, whichever is greater. This includes damaging or compacting soil, including ground flora or fungi. A driveway would produce this damage.

Overall, the application appears not to comply with the T&L parts of the policies and guidance listed above.

Conditions & Reasons (if required)			
n/a			
Date:	26.6.25	Signed:	C Ramsey