

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242775
Address:	15 Dark Lane, Wargrave, Wokingham, RG10 8JU.		
Proposal:	Householder application for proposed first floor rear extension with flat and parapet roof following the removal of the current glass structure.		
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 fronts Dark Lane and backs onto Autumn Walk. The rear boundary features a Tree Preservation Order (TPO) 110B/1976, T1, being a copper beech. The property is set back, sits mid plot and is screened on all sides by mature trees and hedging, some of which is third party owned.

I refer to submissions proposed block plan TQRQM24263123035129 19.9.24; Existing & Proposed Floor Plans & Elevations P/KELLY/2024/004 11/24 and PRA ECO3629 29.10.24.

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.

The built form is on the same footprint and is a similar scale to the existing, so there will be little impact upon the adjacent hedge/trees. The TPO tree will not be affected

as it is not proximate. As the mass and scale of the proposal is akin to the existing there will be no change to the character of the area.

Conditions & Reasons (if required)			
none			
Date:	21.11.24	Signed:	C Ramsey