
MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242400
Address:	Carlisle Lodge, Forest Road, Binfield, Wokingham, RG40 5SA.		
Proposal:	Householder application for the proposed erection of a single storey rear extension with associated rear balcony.		
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, along a Green Route Enhancement Area. Mature trees were a feature of the site, the only trees in the vicinity now are third party on the east and west boundaries.

I refer to submissions 220668; 191851; 200321; proposed and existing ground floor plans CLW:103 Sept 24; ecology and parking and elevations as proposed CLW:105 Sept 24 and

National Planning Policy Framework 2024 (NPPF), 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 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 as they are not proximate.

There will be scant public views from the Green Route due to the location and scale of the extension.

Conditions & Reasons (if required)

none

Date:	3.10.24	Signed:	C Ramsey
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