

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250647
Address:	119 Old Bath Road, Charvil, Wokingham, RG10 9QN.		
Proposal:	Householder application for proposed erection of a single storey outbuilding and pergola within existing garden.		
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 boundary to the northeast is on the edge of Countryside. Tree Preservation Order (TPO) 1586/2017, G1 being 3 x Mongolian limes grow on the southeast front boundary. The plot is the last house when traveling east and leaving the peri urban area of Charvil, as viewed from the arterial A3032 Old Bath Road. This length of the road features mature green infrastructure boundaries.

I refer to submissions and information 241134; 212096; location and block plan OBR1 001 P02; existing and proposed plans OBR1 3001 P01 and elevations OBR1 3601 P01.

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 CC02: Development Limits, Policy CC03: Green Infrastructure, Trees and Landscaping, 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.

I am concerned that the new building is in front of the perceived building line. Contrary to R7 of the Design Guide. It does not reflect the design of built forms of similar function along the A3032 at this point.

Being on the edge of Countryside policy CC02 is relevant and states '*2. Planning permission for proposals at the edge of settlements will only be granted where they can demonstrate that the development... respects the transition between the built up area and the open countryside by taking account of the character of the adjacent countryside and landscape.*' As the scheme adds built form to the front of the plot, with no green infrastructure screening included and having recently removed large trees of amenity, I am unable to see that the application complies with the policy.

I suggest that given the location, size, design and mass, lack of green infrastructure and incursion into an area seen from public views as part of the Countryside, the scheme would appear as incongruous and out of keeping. Therefore contrary to relevant T and L parts of the policies listed above.

Conditions & Reasons (if required)			
none			
Date:	14.4.25	Signed:	C Ramsey