

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250932
Address:	179 Loddon Bridge Road, Woodley, Wokingham, RG5 4BP.		
Proposal:	Full application for the proposed erection of 1no. 4 bedroom dwelling to include rooflights plus restoration of entrance brick wall following demolition of existing dwelling.		
Type of Development:	Minor Dwellings (1-9)		
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 mature residential and commercial road featuring buildings of varying styles, uses and ages. The property is amongst a row of bungalows and chalet bungalows, all set back within their plot. Front garden green infrastructure is a feature of many of the properties. I am mindful of consented application 141187.

I refer to submissions and information 141187; location plan and proposed site plan JMR-00325-001-0 11.4.25; D&A jmr-00325-DAS-0 13-04-2025 and proposed indicative street scene JMR-00325-012-0 11.4.25.

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 style, mass, design and location within the plot are similar to other properties along the road, including the front boundary low brick wall. The proposed house

respects the building line compared to nearby no.185. In this way the scheme appears to complement the character of the street.

There are no trees of note which will be impacted by the scheme. However, in the front garden, grass and some shrubs grow, for which no replacement is proposed. To allow the application to comply with policies such as CC03, CP3 and TB21 I have suggested a landscaping condition for the front of the site.

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 are of the sit between the house and the front boundary wall, 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:	30.4.25	Signed:	C Ramsey
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