

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242708
Address:	Powers Court, Western Avenue, Woodley, Wokingham, RG5 3BN.		
Proposal:	Householder application for the proposed demolition of existing single garage, and erection of 1.5-storey double garage including loft studio/storage space.		
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 front of the site features trees which can be seen from the mainline railway line, so this gives them high amenity value. The trees grow in a raised area of land, bounded by a wall within the site.

I refer to submissions Tree Survey (BS5837:2012) P2590-TS01 V1 19.12.22; proposed floorplans and elevations KD-22-PWA-PL-01.2 Sept 24; proposed site and location plans KD-22-PWA-PL-00.1 Sept 24; existing floor plans and elevations KD-22-PWA-PL-01.1 Sept 24 and 232033.

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, Policy TB06: Development of Private Residential gardens 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 root protection area (RPA) of T3 and T4 is inaccurate as it does not consider the root impermeable surface of the road. This must be corrected to offer a more accurate RPA with which to assess future/neighbouring schemes. Section 4.6.3 of the BS5837:2012 refers. However, as the trees are growing in a raised bed area, higher than the hard driveway surface, most of the roots will be in the bed and next door at 2 Butts Hill Road. In this way, the arb submission offers sufficient mitigation for this application. If the Authority is minded to consent to the application, I have suggested a condition to protect the trees.

The existing garage is circa 3.5m from ground to ridge. The proposed replacement is over 6m from the lower ground point to the ridge. The proposal features windows and dormers in the pitched roof and overall, I suggest the application will appear from Western Avenue to be a two-story house in the front garden of an existing property. Neighbouring 'The White Cottage' received consent for a similar scheme. But this is single-storey and as it fronts Tiverton Close, it is sideways on to Western Avenue and set back. 2 Butts Hill Road features a single-story front of plot garage. These properties are smaller in scale, mass and height, so do not set a precedent for the two-storey scheme at Powers Court.

I object to the mass, scale and front of plot sighting of the proposed building as it appears contrary to NPPF 139; local policies CP1, 10; CP3, a, f; CC01, 1; CC02, 2; TB06, 1, 2a, 3d; TB21, 2 and Design Guide R7, R9 and R23.

Conditions & Reasons (if required)

CL7: tree protection

Date:	12.11.24	Signed:	C Ramsey
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