

# MEMORANDUM

|                             |                                                                                |                |        |
|-----------------------------|--------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | Coralie Ramsey<br>Trees and Landscape                                          |                |        |
| <b>Service</b>              | WBC Landscape and<br>Trees                                                     | <b>App No:</b> | 242710 |
| <b>Address:</b>             | 16 Bridle Road, Arborfield Green, Wokingham, RG2 9QR.                          |                |        |
| <b>Proposal:</b>            | Householder application for the proposed single story rear and side extension. |                |        |
| <b>Type of Development:</b> | Other Householder                                                              |                |        |
| <b>Site Visit Made:</b>     | 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 was impacted by Tree Preservation Order (TPO) 1492/2014, T39, a larch. It was removed under consent, some years ago.

I refer to submissions rear elevation image; site plan Rev 8.10.24; proposed floor and roof plan (rev 1) 16.10.24 and proposed elevations 16.10.24.

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 extension is subservient and attracts fleeting views only. It takes up some of the back garden outside amenity space. However, that is less than 11m in depth as suggested in the Design Guide, so it could be argued that this addition will offer more to the occupiers than existing.

## Conditions & Reasons (if required)

none

|              |          |                |          |
|--------------|----------|----------------|----------|
| <b>Date:</b> | 12.11.24 | <b>Signed:</b> | C Ramsey |
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