

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250179
Address:	Sussex Lodge, Sussex Lane, Spencers Wood, Wokingham, RG7 1BY.		
Proposal:	Householder application for the proposed erection of a single storey side extension following demolition of existing lean-to extension, conversion of attached outbuilding to create habitable accommodation along with internal alterations, repair and re- building of existing building fabric, plus changes to fenestration. Erection of log cabin in garden (part-retrospective)		
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 a Grade II listed building surrounded by new housing. It is subject to Tree Preservation Order (TPO) 79a/1975, T15 and T16 are oaks, T18 and T19 are alders, T23 is a lime, T25 a yew and T26 a horse chestnut. The property sits near the middle of the site. There are scant public views into the site due to the walls, fencing and mature shrubs and trees.

T18 and T19 were given permission to be felled subject to Condition 3 of tree works application 212925 *'Following the felling of T18 and T19 (Alders) as authorised by this consent, 2 x trees a minimum of 1.0 – 3.0 metres tall to be planted during the planting season (Nov-March) following or at the time of the felling of the tree, whichever is soonest.'* The works to be completed by 21.10.23.

I refer to submissions and information 223175; 212925; proposed site plan SL111G Jan 25; Heritage Statement 0686 Mar 23; proposed elevations front and rear SL107 E Jan 25; log cabin SL114 Jan25; changes to existing fabric front and rear elevations SL118A Jan 25; existing site plan SL110B Oct 22; D&A Jan 25 and application form PP-13725603 26.1.25.

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, Policy TB24: Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas), Wokingham Borough Council Borough Design Guide Supplementary Planning Document June 2012 and BS5837:2012: Trees in relation to design, demolition and construction – Recommendations refer.

From a T&L perspective, the exterior changes are relatively minor and with the set back of the buildings, there will be little impact upon the character of the area.

According to the application form no trees on the site are to be removed and I can see that would be the case. TPO Trees are not in the vicinity of built forms, and they are sufficiently far from optimum construction areas, so I do not propose tree protection, at this time.

Conditions & Reasons (if required)			
none			
Date:	12.2.25	Signed:	C Ramsey