

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242764
Address:	Walden Acres, Wokingham Road, Hurst, Wokingham, RG10 0RU.		
Proposal:	Householder application for the proposed single storey rear extension.		
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 in Countryside, located on a Green Route and subject to 2 Tree Preservation Order (TPO) being 1901/2022, A1 on oak, ash and willow alive in October 2022 on the front boundary and 1827/2022, A3 on trees of all species alive in October 2021.

I refer to submissions proposed plans, elevations and location plan sheet 2 AD4964.

National Planning Policy Framework 2024 (NPPF), Wokingham Borough Core Strategy (Adopted 29 January 2010), CP1 – Sustainable development, CP3 - General Principles for development, CP11 - Proposals outside Development Limits (including countryside) 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.

No trees will be directly impacted by the new built form.

There will be no views from the public realm as the proposal is subservient screened by protected trees and set behind the property. Volumes have not been given; the

Design Guide requires no more than 50% increase on the original building. I am unable to determine this for certain, but it appears likely that the increase could be acceptable.

Conditions & Reasons (if required)			
none			
Date:	20.11.24	Signed:	C Ramsey