

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	251369
Address:	171 Victoria Road, Wargrave, Wokingham, RG10 8AH.		
Proposal:	Householder application for the proposed erection of single storey rear extension, garage conversion into habitable accommodation and change to fenestration.		
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 on a mature residential road featuring houses of mixed ages and styles. This house is semi-detached, initially mirror image but now dissimilar.

I refer to submissions and information PEA 18.3.25; proposed site plan 131 PA 006 revision 01 10.6.25; proposed elevations 131 PA009 revision 01 10.6.25 and 131 PA 010 revision 01.

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.

There are no trees of public visual amenity which will be unduly harmed by the rear addition as they are not proximate.

The rear extension will attract scant views from the public road and the front changes will not appear out of character as there are various public facing facades along the street.

Conditions & Reasons (if required)			
none			
Date:	18.6.25	Signed:	C Ramsey