

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	241870
Address:	Sarandi, Forest Road, Binfield, Wokingham, RG40 5SA.		
Proposal:	Householder application for proposed erection of a two storey side extension, single storey rear extension, followed by changes 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 in Countryside, on a Green Route Enhancement Area (GREa) road. The plot was subject to Tree Preservation Order (TPO) 1430/2012, T1, an Oak, but consent for its removal without replacement was given in 2012. The line of neighbouring houses are all of dissimilar design, many having been altered over time. A green backdrop is visible from the public highway on the east side of the house. Sarandi is semi-detached, the attached neighbour features a setback side extension with views through to green infrastructure on the west side.

I refer to submissions car parking SM02; proposed floor plans and elevations SM02; existing floor plans and elevations SM01 and application form PP-13263863 21.7.24.

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.

There are no trees of note that will be impacted by the development. The driveway will remain as existing.

Being in Countryside I am concerned about the scale of the extension. No volumes are given, but I suspect the proposal is more than the 50% increase of the original for a 1 storey scheme, as suggested in the Design Guide. I am also concerned that the side extension is not subservient, this will close off the current green infrastructure backdrop.

The GREA requires the need to mitigate potential impacts of new development. This could be accommodated by incorporate high quality, ideally, native planting and landscaping, preferably as an integral part of the scheme, but otherwise by condition, if the Authority approves the application.

As it stands, I suggest the application does not comply with policies CP11:4; CC03 2 a and e and Design Guide section 8 and R23.

Conditions & Reasons (if required)			
CL4: landscaping, for the front to the site.			
Date:	28.8.24	Signed:	C Ramsey