

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242693
Address:	5 Ellis Road, Crowthorne, Wokingham, RG45 6PS.		
Proposal:	Householder application for the proposed erection of part single storey, part two storey front extension and canopy porch. Side facing dormer windows, change to fenestration, and demolition of existing garage.		
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 derelict site is located on the corner of a road featuring typically suburban properties of no dominant design style, many of which have been altered over time.

I refer to submissions 241133; 241482; 242702; photos 10.7.24; application form PP-13511717 24.10.24; proposed elevations 04 Oct 24; existing elevations 02 Oct 24 and location and block plan 05 Oct 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 application form states no trees or hedges need to be removed or pruned in order to carry out the proposal, this is because the site was stripped. So, there is scope for landscaping. I have suggested a condition so that the application can comply with policies such as CC03 and CP3.

No boundary solutions are mentioned. Given the prominent corner location and its visual influence on the character of the Ellis and Old Wokingham Roads, I have suggested a boundary condition.

The proposal increases the size of the existing dwelling. Other houses on Ellis Road have received large scale additions. It features a traditional design, subservient 'wings', external materials will match existing, and the existing ridge height will remain. Overall, subject to the conditions, I feel this property will not be out of keeping.

Conditions & Reasons (if required)			
CL4:landscaping			
CC1: boundary treatment			
Date:	26.11.24	Signed:	C Ramsey