

# MEMORANDUM

|                             |                                                                                      |                |        |
|-----------------------------|--------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | Coralie Ramsey<br>Trees and Landscape                                                |                |        |
| <b>Service</b>              | WBC Landscape and<br>Trees                                                           | <b>App No:</b> | 243046 |
| <b>Address:</b>             | 11 Maryland, Finchampstead, Wokingham, RG40 4PB.                                     |                |        |
| <b>Proposal:</b>            | Householder application for the proposed erection of a single storey rear extension. |                |        |
| <b>Type of Development:</b> | Other Householder                                                                    |                |        |
| <b>Site Visit Made:</b>     | 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 cul-de-sac, in a maturing housing estate.

I refer to submissions proposed site plan 3.12.24; proposed elevations and application form PP-13609636 3.12.24.

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 that no trees or hedges need to be removed or pruned to carry out the scheme. There is a tall hedge on the south-east boundary, but I believe it will not be unduly harmed by the extension as it is not proximate.

As the addition is single storey and at the rear of the property there will scant views from the public road to impact the character of the area.

## Conditions & Reasons (if required)

|              |          |                |          |
|--------------|----------|----------------|----------|
| none         |          |                |          |
| <b>Date:</b> | 17.12.24 | <b>Signed:</b> | C Ramsey |