

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242801
Address:	437 Finchampstead Road, Finchampstead, Wokingham, RG40 3RJ.		
Proposal:	Householder application for proposed erection of a car port to facilitate parking.		
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 north and west rear boundary of the site is impacted by Tree Preservation Order (TPO) 1294/2009 on all trees growing in early 2009. The TPO oak at the front of the site, 1697/2019, was given consent for removal with replacement in September 2020, application number 202283. The area has a landscape character of high quality and sensitivity and of lowest capacity.

I refer to submissions 220884; 203226; 193234; 202393; 200406 and proposed car port 01 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, Policy TB06: Development of Private Residential gardens 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 garages/carports in the front gardens of neighbouring houses. The WBC Design Guide policy R23 states that garages should not be sited in front

gardens, nor be forward of the building line of the property. This proposal is for a carport i.e. a structure for storing cars, in front of the building line and will appear as an incongruous built form in the front garden area. In this way the scheme will be out of character and contrary to planning policies. Please consider the outcome of PINs appeal APP/X0360/D/23/3319260.

I am unable to see a replacement for the felled TPO oak, either from the plans or views. Please confirm where this was planted. I can see that it was to be installed in the planning approval for 203226. If the tree et al has not been planted, please notify planning enforcement.

I suggest the application is contrary to policies including NPPF points 133, 135 and 139; CP1, 10; CP3, a, f; CC03, 2 d, e; TB06 1, 2ai, ii, b; TB21 2 and points R7 and R23.

Conditions & Reasons (if required)			
n/a			
Date:	26.11.24	Signed:	C Ramsey