

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242828
Address:	207 Nine Mile Ride, Finchampstead, Wokingham, RG40 3QA.		
Proposal:	Householder application for the proposed erection of a single storey rear extension with installation of roof lights.		
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 Green Route. A birch in the rear garden offers background green amenity to the Green Route and high local amenity to the road the rear garden abounds, Bank Side.

I refer to submissions 242827; photos 25.11.24; proposed floor plan rev c 2.11.24; proposed elevations Rev b 24.10.24; planning statement 1.11.24 and site location and block plans 01 3.10.24.

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 extension is subservient, will use existing external materials and be set back from the Bank Side. There will be scant views from the Green Route. In these ways the application appears to comply with relevant policies.

However, as can be seen from the site visit images the birch is at high risk of harm from the construction aspects of the build. To protect the tree and the amenity it provides and to allow the scheme to adhere to policies such as CC03, CP3 and TB21, I have suggested a condition.

Conditions & Reasons (if required)

Tree Protection

To protect the roots and canopy of the birch tree at the rear of the site. Mesh and stakes, or fencing to that standard, to be erected in an arc from/to the rear fence 2.5m from the stem of the tree. A photograph of the fencing in place to be submitted to the Authority to show compliance with the condition. No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within the area designated as being fenced off i.e. between the fence and the tree, or otherwise protected in the Approved Scheme.

The fencing shall not be moved or removed, temporarily or otherwise to facilitate works associated with the Approved Scheme, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Date:	26.11.24	Signed:	C Ramsey
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