

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	251111
Address:	61 Starmead Drive, Wokingham, RG40 2JA.		
Proposal:	Householder application for the proposed conversion of the garage to habitable accommodation with associated changes to fenestration and erection of a single storey side/rear extension.		
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 sides on to a green route. It is on a maturing housing development of detached properties set back within verdant plots. Many of the houses have been altered over time, but carports remain a strong feature. Tree Preservation Order (TPO) 183/1980, G1 has been served on 11 x horse chestnut and 4 x beech trees and T23, a horse chestnut. Five of these trees directly impact the south and west sides of the plot.

I refer to submissions and information proposed floor plan, elevations & roof plan D3084-02 Apr 25 and application form PP-14006497 9.5.25.

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.

Trees and hedges will not be impacted as they are not proximate. Parking will remain the same, according to the application form. In this way the green infrastructure views from the Green Route will not be harmed.

The built forms are set back from the public road, subservient to the existing house and use existing/complementary materials. The car port will remain. Overall, I suggest the character of the area will not be unduly affected.

Conditions & Reasons (if required)			
none			
Date:	28.5.25	Signed:	C Ramsey