

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250223
Address:	Kingslake House, Hollybush Ride, Finchampstead, Wokingham, RG40 3QR.		
Proposal:	Householder application for proposed single storey rear extension with a juliette balcony, followed by the erection of 2 No dormers and 4No Velux windows and changes to fenestration.		
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 within Countryside, in an area of high quality and sensitivity, on a Green Route. It is subject to Tree Preservation Order (TPO) 317/1986, W1 on all Corsican pine, Scots pine and birch of whatever age. The house is set back from the green Route Road behind boundary treatments.

I refer to submissions and information 242669; site photos 1.4.25; Arboricultural Impact Assessment (AIA) GHA/DS/122460:25 11.2.25; block plan KL.005 23.9.24 and proposed elevations KL.002 15.1.25.

National Planning Policy Framework 2024 (NPPF), Wokingham Borough Core Strategy (Adopted 29 January 2010), CP1 – Sustainable development, CP3 - General Principles for development, CP11 - Proposals outside Development Limits (including countryside) 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 addition is subservient and will not unduly impact public views from the green Route.

According to the preliminary tree submissions given in the AIA, the scheme minimally impacts the tree of high amenity, known as T1, but only if the arb submissions are followed, so I have suggested a condition. I notice that similarly to application 242669 the submissions put the tree roots of T4, G6, T8 and T9 well into the respiration suboptimal lake bottom. That application was not affected by the trees, but this proposal is, so for accuracy this aspect can be reassessed with the Arboricultural Method Statement suggested in the condition. But I believe that, if adjusted, the RPA incursions would still be within acceptable limits. Most of the trees are not covered by the TPO, so given the development activities anticipated on the plot, to maintain the landscape and tree demarcations of the site and to comply with policies such as CC03, CP23 and TB21, I have suggested a tree retention condition.

Conditions & Reasons (if required)			
CL6: retention of trees and shrubs			
CL7: protection of trees			
Date:	14.4.25	Signed:	C Ramsey