

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250307
Address:	94 Ryeish Lane, Spencers Wood, Wokingham, RG7 1SS.		
Proposal:	Householder application for the proposed loft conversion into habitable accommodation and single storey rear extension. Plus, the installation of roof lights 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 a new housing estate, set back on a spur road/driveway. Houses featuring dormer additions can be seen in the locality. Tree Preservation Order (TPO) 1605/2017, T8 was served on an oak.

I refer to submissions and information proposed plans PL.3025.102 Jan 25 and application form PP-13761492 8.2.25.

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.

It can be seen from images that the third party TPO oak is no longer in place. There are third party trees in the vicinity of the rear extension, but they are immature specimens which will not be directly impacted by the scheme, at this time.

The additions are subservient, use existing/complementary external materials and so will not unduly impact the character of the road.

Conditions & Reasons (if required)

none

Date:	27.3.25	Signed:	C Ramsey
--------------	---------	----------------	----------