

# MEMORANDUM

|                                 |                                                                                                       |                |        |
|---------------------------------|-------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                    | Coralie Ramsey<br>Trees and Landscape                                                                 |                |        |
| <b>Service</b>                  | WBC Landscape and<br>Trees                                                                            | <b>App No:</b> | 241920 |
| <b>Address:</b>                 | 7 Ryecroft Close, Wargrave, Wokingham, RG10 8BL.                                                      |                |        |
| <b>Proposal:</b>                | Householder application for proposed 2-storey side extension,<br>first floor rear and side extension. |                |        |
| <b>Type of<br/>Development:</b> | Other Householder                                                                                     |                |        |
| <b>Site Visit Made:</b>         | 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 the last plot on a drive at the end of a cul-de-sac on a maturing housing estate. Many neighbouring dwellings have been altered over time. A green backdrop can be seen over and beside the house from the public realm.

I refer to submissions 181452; existing and proposed elevations 1878-03 May 24; Preliminary Roost Assessment R2720\_PRA\_a Jul 24 and application form PP-13275643 24.7.24.

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 application form states that no trees or hedges need to be removed or pruned to carry out the proposal, I will take that to be the case.

The external materials will match/complement existing, and the design is sympathetic. My only concern is the 2-storey aspect of the scheme. It is not

subservient and will block public views of trees. Overall, this extension appears contrary to Design Guide policy R23.

**Conditions & Reasons (if required)**

n/a

|              |        |                |          |
|--------------|--------|----------------|----------|
| <b>Date:</b> | 8.8.24 | <b>Signed:</b> | C Ramsey |
|--------------|--------|----------------|----------|