

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	241930
Address:	20 Rotherfield Avenue, Wokingham, RG41 2EX.		
Proposal:	Householder application for the proposed erection of a single storey rear extension and two storey side extension. The enlargement of front and rear dormers following the demolition of the existing rear extension and side lean-to, plus conversion of the garage to habitable accommodation, removal of a chimney, changes to fenestration and external materials.		
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 located on a spur road and offers only fleeting winter views to the parallel Green Route road. This end of the Avenue features similarly styled houses, some of which have been altered over time. Neighbouring third-party trees on the west boundary offer public amenity and trees are a feature of the back garden.

I refer to submissions 231818; Arboricultural Impact Assessment and Method Statement BS5837:2012 AAAIA20RO 3rd May 2024; application form PP-13269268 23.7.24; proposed elevations 23007.S.PP-06 July 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.

Trees impacted by the scheme are suitably considered by the submitted BS5837:2012, I have suggested a condition, should consent be given.

The side extension is not subservient, as R23 of the Design Guide suggests should be the case. However, the existing roof structures mean the proposal relates well visually to the current ridge line and uses external materials which integrate the scheme. Therefore, I suggest the overall effect would complement the character of the Avenue.

Conditions & Reasons (if required)

CL7 – protection of trees (amended)

No development or other operations shall take place except in complete accordance with the Arboricultural Impact Assessment and Method Statement BS5837:2012 AAAIA20RO 3rd May 2024 (hereinafter referred to as the Approved Scheme).

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

c) 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 an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, 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:	13.8.24	Signed:	C Ramsey
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