

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242996
Address:	109 Bean Oak Road, Wokingham, RG40 1RJ.		
Proposal:	Householder application for the proposed erection of a single storey and a first floor side extensions.		
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 on a corner, adjacent to a Green Route, on a maturing housing estate of locally detached dwellings featuring verdant front gardens and set back from the highway, many houses have been altered over time. Tree Preservation Order (TPO) 1448/2012, T1, an ash, grows in the rear garden. Trees offering local amenity value grow elsewhere on the plot. A green backdrop of public trees at Keeppatch Recreation Ground can be seen over the east side single extension.

I refer to submissions and information 181181; 150159; 171504; BS5837:2012 Tree Survey SPH/5837-25/10.02 14.2.25; D&A 20.11.24 and site plan and elevations PL/ASB/2 Sep 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 new additions will fill the width of the plot up to the boundary line on the west side. I feel this will be overbearing and incongruous on the corner of the Green Route

Binfield Road. The other side extension is 1st floor and will permanently obscure public green infrastructure as seen from the Green Route and locally arterial Bean Oak Road, to the detriment of the character of the area. Therefore, I suggest the proposal is contrary to policies such as R2 and R23 of the Design Guide, CP1, CP3, CC03 and TB21.

A tree survey has been produced, it is only a survey, so does not offer tree protection, but if the Authority is inclined to consent to the application a protecting method statement could be conditioned. One tree is suggested for removal, this will allow the remaining trees to spread. The unprotected trees at the front of the site add to the sylvan nature of the location and benefit the Green Route, so I have suggested retention of trees.

Conditions & Reasons (if required)			
CL7: tree protection CL6: retention of trees			
Date:	25.2.25	Signed:	C Ramsey