

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	243239
Address:	38 Linkway, Crowthorne, Wokingham, RG45 6ES.		
Proposal:	Householder application for the proposed erection of a part single part two storey side extension along with changes to fenestration plus chimney removal.		
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

I refer to submissions Plans and Elevations 16629 P1100 P2 Oct 24 and Site & Location Plans 16629 P1000 P3 oct 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 two-storey element is subservient, being 1m lower than the previous scheme. The bulk and mass of the built form is reduced and the design more in keeping with neighbouring properties. Therefore background green infrastructure will be visible from public view.

Overall, the application now appears to comply with policies such as CP1, CP3, CC03 and TB22, plus R23 of the Design Guide.

Conditions & Reasons (if required)

n/a			
Date:	11.3.25	Signed:	C Ramsey