

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250439
Address:	145 Victoria Road, Wargrave, Wokingham, RG10 8AG.		
Proposal:	Householder application for the proposed garage conversion into habitable accommodation. Plus, the erection of a pergola roof to the rear, the installation of roof lights and changes to fenestration. Following the demolition of the existing conservatory and existing outbuildings.		
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 road featuring house of varying ages and designs, many of which have been altered over time.

I refer to submissions and information 242987; existing and proposed block plan 24-01-P-052 25.2.25 P03; existing photos 24-01-P-003 23.2.25 P02; proposed south elevation 24-01-P-251 23.2.25 P02; existing ground floor plan 24-01-P-100 P02; proposed ground floor plan 25-01-P-150 23.2.25 P02 and application form PP013799917 23.2.25.

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.

The garage is set back within the plot and offers scant public views from the road. The other changes to the front, street facing façade of the house are minor and in keeping with the existing. Overall, I suggest that given the wide variety of design styles along the road the built form alterations will not unduly impact the character the area.

The side boundary yew hedge will be cut back. Yew are robust hedges so I believe that the pruning will not unduly harm this important green amenity.

Conditions & Reasons (if required)			
none			
Date:	12.3.25	Signed:	C Ramsey