

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250453
Address:	155 Barkham Road, Wokingham, RG41 2RS.		
Proposal:	Householder application for the proposed part raising and modification of the roof to create additional first floor accommodation following removal of existing 4 no. dormers and modification of the remaining rear dormer; erection of a single storey front extension, a two storey front/side extension and a single storey rear extension following demolition of the existing single storey front extension, garage and conservatory, plus changes to fenestration and addition of cladding.		
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 verdant locally arterial green route. The property is set back within the plot behind a mature planted garden, similar to others along this stretch of the road. There are varying designs, ridge heights and styles of property in the vicinity. In the front garden, close to the pavement a tree stump has been recorded on the Ancient Tree Register, number 65587, as being Notable.

I refer to submissions and information proposed elevations sheet 1 1545.09 Feb 25; proposed site plan 1545.11 Feb 25; location plan and block plan 1545.01 Feb 25 and application form PP-13807481 25.2.25.

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 application forms states no trees or hedges need to be removed or pruned to carry out the proposal. The trees and shrubs on the site are mature small trees, not in the vicinity of the build and there is sufficient space within the plot to allow for demolition/construction activities to be accommodated without harm to them. So, I will take the application form to be the case. As the site is on a Green Route and an important part of the character of the road comes from green infrastructure, I have suggested a condition to protect it, going forward.

I am unable to ascertain the extent of the close board fencing from the plans. It must not damage trees/hedges if the scheme is to accord with the application form and policies such as CC03, CP3 and TB21; I have suggested a condition so that we can ensure this is the case.

The scheme proposes a large house where a more modest one exists, raising the ridge height and increasing the built form mass. I suggest that as the dwelling will be set back from the road, green infrastructure is to remain, it respects the building line and is not dissimilar to some other neighbouring houses that it will not be out of keeping in the street scene.

Conditions & Reasons (if required)			
CL6 Retention of trees and shrubs			
CC1 Details of boundary walls and fences			
Date:	12.3.25	Signed:	C Ramsey