

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	251266
Address:	22 Bridport Close, Earley, Wokingham, RG6 3DG.		
Proposal:	Householder application for the proposed conversion of the garage to habitable accommodation and erection of a single storey rear extension, plus changes to fenestration.		
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 within a maturing housing development, in a cul-de-sac of terraced houses, many with integral garages. The house is an end of terrace and a neighbour's garage sits alongside the front drive. The plot backs onto the locally arterial Rushey Way which features trees and mature shrubs of local amenity value on the rear boundary of no.22. Landscape Character sensitivity is low.

I refer to submissions and information block plan 0955 12 B 11.6.24; proposed front elevation 0955 13 B 11.6.24 and proposed rear and side elevation 0955 14 B 11.6.24.

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 rear alterations are set back and shielded by built forms so will not offer dominant public realm views. Mature trees of public amenity value will not be directly

impacted as they are not proximate. The integral garage door will be removed and replaced with a wall and window, but the neighbouring garage will visually lend itself to appearing as part of the applicant's property. In this way I suggest the character of the street scene will not be unduly changed.

Conditions & Reasons (if required)			
none			
Date:	24.6.25	Signed:	C Ramsey