

# MEMORANDUM

|                             |                                                                                                             |                |        |
|-----------------------------|-------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | Coralie Ramsey<br>Trees and Landscape                                                                       |                |        |
| <b>Service</b>              | WBC Landscape and<br>Trees                                                                                  | <b>App No:</b> | 243153 |
| <b>Address:</b>             | 97 Fairwater Drive, Woodley, Wokingham, RG5 3JQ.                                                            |                |        |
| <b>Proposal:</b>            | Householder application for the proposed front porch and storey rear extension with change in fenestration. |                |        |
| <b>Type of Development:</b> | Other Householder                                                                                           |                |        |
| <b>Site Visit Made:</b>     | 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 Tree Preservation Order (TPO) 3/1951, W3, on woodland trees of any size. The rear of the plot is at the end of a cul-de-sac. Most houses nearby have been altered over time.

I refer to submissions 242009; D&A; existing and proposed block plan PP-151-RG-01; existing and proposed plans PP-151 RG-02 and application form PP-13635461.

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.

There are no trees of note on/adjacent the site that will be impacted by the scheme.

The 2-storey addition is subservient and respects the rear building line as seen from the cul-de-sac. The front porch would extend slightly in front of the building line compared with properties to the north but would respect the line of the properties to the south. External materials and general design cues are to match existing.

Overall, I suggest the scheme would not be unduly out of keeping in the area.

**Conditions & Reasons (if required)**

none

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| <b>Date:</b> | 30.12.24 | <b>Signed:</b> | C Ramsey |
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