
MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242106
Address:	263 Shinfield Road, Shinfield, Wokingham, RG2 8HF.		
Proposal:	Householder application for the proposed single storey side and rear extension following demolition of the garage and conservatory.		
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 Green Route Enhancement Area on the locally arterial A327 road. Houses are set back within their plots and feature verdant front gardens. Many dwellings have been altered over time.

I refer to submissions 241356; 240096; supporting letter 15.8.24; sht 1 to 4 Iss 2.

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.

This scheme is similar to consented application 240096. The loss of the garage will result in the need for 3 parking places. It appears this will require the removal of green infrastructure to facilitate hard standing. As the site is on a Green Route, I have suggested a landscaping condition to allow the application to comply with CC03.

The extension is subservient to the main property, external materials will match/complement existing. The extension will not be out of keeping in the street scene.

Overall, subject to the landscaping condition, the application appears to comply with the T&L parts of the policies and guidance listed above.

Conditions & Reasons (if required)

Landscaping, as amended.

Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping for the front of the site which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s). Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

Date:	30.8.24	Signed:	C Ramsey
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