

# MEMORANDUM

|                             |                                                                                                                                                                                                                             |                |        |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | Coralie Ramsey<br>Trees and Landscape                                                                                                                                                                                       |                |        |
| <b>Service</b>              | WBC Landscape and<br>Trees                                                                                                                                                                                                  | <b>App No:</b> | 242172 |
| <b>Address:</b>             | 17 Wildcroft Drive, Wokingham, RG40 3HY.                                                                                                                                                                                    |                |        |
| <b>Proposal:</b>            | Householder application for the proposed part single storey and part two storey front extension along with changes to fenestration. Followed by a part garage conversion to facilitate a utility room and external storage. |                |        |
| <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 rear edge of the site bounds Countryside and the public right of way FINC41. Along the footpath and so impacting the site are 4 oaks, two notable, and two Veterans. The Veterans are numbers 44525 and 44523 of the Ancient Tree Inventory. The property is located at the end of a drive, off a cul-de-sac.

I refer to submissions photos 15.10.24; external elevations existing and proposed 2425-P103 Aug 24; ground floor plan 2425-P101 Aug 24 and PRA Sept 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 CC02: Development Limits, Policy CC03: Green Infrastructure, Trees and Landscaping, Policy TB21: Landscape Character, Wokingham Borough Council Borough Design Guide Supplementary Planning Document June 2012, Guidance Ancient woodland, ancient trees and veteran trees: advice for making planning decisions and BS5837:2012: Trees in relation to design, demolition and construction – Recommendations refer.

The extensions are designed such that they will appear as subservient and in keeping with the character of the cul-de-sac and adjacent Countryside.

As the rear footprint of the house will not change there will be no more impact from the built form upon the veteran trees than existing. However, given the wholesale changes and the amount of construction materials required for this it seems likely that the back garden will be used for storage/construction activities. The government veteran trees guidance requires that there be at least a 15m exclusion zone (or 5m beyond the tree canopy line, whichever is the greater) around every Veteran tree. This means much of the back garden will not be available for storage/construction. I have suggested a condition to define and enable the exclusion zone required for the veteran, and other, trees.

| Conditions & Reasons (if required) |          |                |          |
|------------------------------------|----------|----------------|----------|
| CL7: Protection of Trees.          |          |                |          |
| <b>Date:</b>                       | 29.10.24 | <b>Signed:</b> | C Ramsey |