

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	252021
Address:	30 Redwood Avenue, Woodley, Wokingham, RG5 4DR.		
Proposal:	Householder application for the proposed erection of a first floor rear extension plus replacement of part of the existing single storey roof, insertion of rooflights and 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 located in an established residential area in Woodley adjacent to the countryside but benefits from backing onto wetland 'Loddon Valley Gravel Pits' which is identified as a Berkshire Biodiversity Opportunity area and is part of Dinton Pastures a country park and a Local Wildlife Site. There are no protected trees within the application site but it does back onto an area of protected woodland TPO 1752/2020. The extensions are close to the house rather than extending to the rear garden boundary. There is no impact on landscape features as a result of the development proposed.

Conditions & Reasons (if required)

Date:	22.9.25	Signed:	B. Crafer
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