
MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	243029
Address:	2 Elliotts Green Cottages, Broadcommon Road, Hurst, Wokingham, RG10 0RG.		
Proposal:	Householder application for a proposed carport.		
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 in Countryside the rear of the plot includes 2 trees subject to Tree Preservation Order (TPO) 1827/2021, T1 and T2, both sycamores. The roadside boundary is particularly open to views to and from the Hurst Village Centre Area of Special Character.

I refer to submissions and information 180672(ref); 182150; 242414; application form PP-13563778 14.11.24; proposed site and location plans 24/EGC/02 1/1 A and elevations 24/EGC/012 1/1 A

National Planning Policy Framework 2024 (NPPF), Wokingham Borough Core Strategy (Adopted 29 January 2010), CP1 – Sustainable development, CP3 - General Principles for development, CP11 - Proposals outside Development Limits (including countryside) and Wokingham Borough Managing Development Delivery Document (Local Plan) – Adopted 21 February 2014, Policy CC03: Green Infrastructure, Trees and Landscaping, Policy TB06: Development of Private Residential gardens and Policy TB21: Landscape Character, Policy TB26: Buildings of Traditional Local Character and Areas of Special 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.

Being at the front of the plot and in front of the building line, the garage does not adhere to policies such as R23 of the Design Guide. However, it is set back from the boundary and will be screened to some extent by third party trees. The structure is slightly smaller to the garage/carport of neighbouring New Cottage, so I suggest will have a comparable impact. Visually the effect upon the Hurst Village Centre Area of Special Character and the countryside will be similar. In this way, the structure could comply with relevant policies.

As the proposal is located at the front of the site, the TPO trees will not be affected. The building appears to be near to a third part tree and hedge – contrary to the application form. These offer public amenity and must be protected in accordance with various policies including CC03 and CP3. It is possible that this can be achieved and a BS5837:2012 report will demonstrate this and how matters such as mitigating foundation solutions might be found. I have suggested a condition to ensure the trees are protected.

Conditions & Reasons (if required)			
CL7: tree protection			
Date:	14.1.25	Signed:	C Ramsey