

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250757
Address:	222 Nine Mile Ride, Finchampstead, Wokingham, RG40 3QD.		
Proposal:	Householder application for the proposed erection of a two storey front extension, single storey rear extension plus changes to fenestration following demolition of existing 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 verdant Green Route featuring properties set back from the road, of not particular design style, many of which have been altered over time. The rear boundary is impact by Tree Preservation Order (TPO) 479/1989, A1, on all species alive in 1989. This plot offers public views of a green backdrop.

I refer to submissions and information photos 10.4.25; Bat & Badger Scoping Survey S1222.001 one 25.3.25; letter 26.3.25; scheme Proposals Plans & Elevations SP/25/01 B Feb 25; location/site plans SP/25/02 Mar 25 and application form PP-13891670 26.3.25.

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.

The application form states that no trees or hedges need to be removed or pruned to carry out the proposal. I can see that this would be the case.

The additions are subordinate to the original building, use complementary/existing external materials and do not project forward of the building line. The green backdrop views will be unchanged.

Conditions & Reasons (if required)			
none			
Date:	16.4.25	Signed:	C Ramsey