

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250773
Address:	199 Hyde End Road, Spencers Wood, Wokingham, RG7 1BU.		
Proposal:	Householder application for the proposed erection of a single storey rear extension plus 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 on a residential road featuring houses of no defined design style, set back from the road. Tree Preservation Order (TPO) 79a/1975, T5 was served on a Scots pine to the west of the plot.

I refer to submissions and information application form 26.3.25; existing and proposed block plans 2025/26-02 Mar 25 and plans and elevations rear and side elevations as existing and proposed 2025/26-01 Mar 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.

T5 grows sufficiently far from the site not to be directly impacted by this scheme.

The addition will not attract views from the public road, it is subservient and uses complementary/existing materials.

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