

# MEMORANDUM

|                             |                                                                                                      |                |        |
|-----------------------------|------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | Coralie Ramsey<br>Trees and Landscape                                                                |                |        |
| <b>Service</b>              | WBC Landscape and<br>Trees                                                                           | <b>App No:</b> | 250321 |
| <b>Address:</b>             | 42 Culver Lane, Earley, Wokingham, RG6 1DY.                                                          |                |        |
| <b>Proposal:</b>            | Householder application for the proposed formation of a front drive for car parking (retrospective). |                |        |
| <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 site is subject to Tree Preservation Order (TPO) 1850/2022, T1, a beech. The front/driveway area previously featured grass.

I refer to submissions and information 220002; photos 26.2.25; pre-existing plan PL/A692/01 Jan 25; existing plan PL/A692/02 Jan 25 and application form 29/1/25.

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 drive is similar to others in the locality in that green infrastructure is a strong aspect. However, there is scope for planting in the raised bed on the east front boundary. As there used to be grass where there is now parking, I have suggested a condition to allow the application to accord with policies such as CC03, CP3 and TB21.

## Conditions & Reasons (if required)

**CL4: Landscaping (amended)**

Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping for the area between the front boundary and the house, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s). Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

*RL4 To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development)*

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| <b>Date:</b> | 6.3.25 | <b>Signed:</b> | C Ramsey |
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