

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242305
Address:	1 Talbot Cottages, Forest Road, Wokingham, RG40 5SG.		
Proposal:	Householder application for the the demolition of an existing conservatory and the construction of an oak framed orangery with roof light.		
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, on a Green Route Enhancement Area (GREA) road.

I refer to submissions photos 25.11.24; location site and block plan PLA1 9.24 and Frame Plan, Floor Plan, Roof Plan Elevations and Section PLA2 9.24.

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 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.

There are no trees of note that will be impacted by the built form.

The alterations are subservient, connected to the main building, partly replace existing and do not attract views from the GREA.

Conditions & Reasons (if required)

none			
Date:	28.11.24	Signed:	C Ramsey