

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250820
Address:	Beech Court, Wokingham Road, Hurst, Wokingham, RG10 0RQ.		
Proposal:	Full application for the proposed erection of a 1.5 storey extension to the existing building to provide additional office space (Use Class E), plus changes to fenestration and landscaping.		
Type of Development:	Minor Offices/research and development (1-999 sqm)		
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 a modern gated development off a Green Route, in Countryside. The plot is set back from the road and offers scant public realm views, if any, from the public byway of STNH11.

I refer to submissions and information 242200; volumes; proposed ground floor plan 912 05 17.2.25; proposed elevations 912 08A 18.2.25; proposed car parking 912 10 21.2.25; existing car parking 912 09 21.2.25; BS5837:2012 tree survey and arboricultural impact assessment GHA/DS/163330:25 5.3.25 and D&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 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 addition is subservient to the existing, use complementary external materials and adds a small percentage to the overall volume.

No trees/hedges will be directly impacted by the development. The arb submissions specify new planting areas, so I have suggested a landscaping scheme and that the submission be included in a condition, as the site is in Countryside.

Conditions & Reasons (if required)

CL4: landscaping

CL7 – protection of trees (amended)

No development or other operations shall take place except in complete accordance with the BS:5837 'BS5837:2012 tree survey and arboricultural impact assessment GH/DS/163330:25 5.3.25' (hereinafter referred to as the Approved Scheme).

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

RL7 To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

Date:	23.4.25	Signed:	C Ramsey
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