

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250779
Address:	126 Wargrave Road, Twyford, Wokingham, RG10 9PL.		
Proposal:	Householder application for proposed single storey rear extension following the demolition of an existing rear extension.		
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 Green Route, set back on a spur road. The road features large houses of differing styles and ages with verdant front gardens. Tree Preservation Order (TPO) 246/1983, T1, a Scots pine grows just over the rear boundary.

I refer to submissions and information 232257; location and block plan 1.1 00 12.9.23 and existing and proposed plans 1.0 00 12.6.23.

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.

This rear extension will not offer any views from public roads and is subservient to the existing house.

The TPO tree roots will likely be in the rear garden of the site, however, they will not be harmed by the built form as they are not proximate and are sufficiently distant so that they should not suffer undue harm from demolition/construction activities.

No trees or hedges need to be impacted by the proposal according to the application form. I will take that to be the case.

The green infrastructure at the front of the property will be protected by the existing hard standing of the driveway surface. Overall, the application appears to comply with the T&L parts of the policies and guidance listed above.

Conditions & Reasons (if required)			
none			
Date:	23.4.25	Signed:	C Ramsey