

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242195
Address:	8 South Drive, Wokingham, RG40 2DH.		
Proposal:	Householder application for the proposed single storey extension to facilitate leisure facilities followed by the erection of a detached garage.		
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 within the Murdoch Road Conservation Area (CA) and is subject to Tree Preservation Order (TPO) 1477/2014 on T1 a holm oak, T2 a black pine and T3 a Douglas fir, also TPO 1195/2007, T1 a holm oak (not registered as a veteran tree on the Ancient Tree Register) and T2 a Douglas fir.

I refer to submissions photos 20.9.24; BS5837:2012 Tree Survey and Arboricultural Impact Assessment GHA/DS/163330:24 8.4.24; proposed garage plan and elevations and section 22406-4 04 26.6.24.

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, Policy TB24: Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas), Wokingham Borough Council Borough Design Guide Supplementary Planning Document June 2012 and BS5837:2012: Trees in relation to design, demolition and construction – Recommendations refer.

With a circa 6m ridge height, the garage seems unnecessarily tall for the CA location where conservation and enhancement of the setting and important character and garden, including views, are key. The garage is proposed for the front of the property. I am concerned about compliance with policy CP3 which aims to permit proposals of an appropriate scale of activity, mass, layout, built form, height and character. Garages at the front of a dwelling are contrary to Design Guide 4.11. However, in this location an appropriately sized building would be screened by CA protected trees and set back from the boundary within the site and not forward of the boundary line for the street. Therefore, subject to the height, I find it acceptable.

The pool house is set back and will receive scant public views.

Trees have been protected, on the whole and I have suggested a condition. But T18, a walnut, G19 apple trees and T20 a tamarisk are to be removed. The loss of the green infrastructure in the CA can be mitigated with planting, for which there will be room on the plot. I have suggested a landscaping condition. In these ways the scheme can comply with policies such as CP1 which seeks to maintain or enhance the high quality of the environment, CC03 which requires incorporation of high quality, ideally, native planting and landscaping as an integral part of the scheme and TB24 which aims to conserve designated heritage assets, of which trees are part.

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, which shall specify species, planting sizes, spacing and numbers of 3 semi-standard trees 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)

CL7 – protection of trees (amended)

No development or other operations shall take place except in complete accordance with the 'BS5837:2012 Tree Survey and Arboricultural Impact Assessment GHA/DS/163330:24 8.4.24' (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:	24.9.24	Signed:	C Ramsey
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