

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	Trees and landscape	App No:	251347
Address:	82 Caldbeck Drive, Woodley, Wokingham, RG5 4JX.		
Proposal:	Householder application for the proposed part two storey, part single storey side and rear extensions following the demolition of the garage. Along with a front porch and changes to fenestration.		
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 mature housing development, many of the properties have been altered over time. The property is semi-detached, there is no immediate neighbouring built form on the garage side of the house. An oak tree subject to Tree Preservation Order (TPO) 374/1988, T1, grows just over the boundary of the rear garden. A green backdrop can be seen over the garage from the public street. The site itself is impacted by trees.

I refer to submissions and information 221973; BS5837:2012 tree survey and arboricultural impact assessment GHA/DS/160356:25 7.4.25; proposed elevations 02625-06 Feb 25; location and block plan 02625-07 June 25 and application form PP-14079479 6.6.25.

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 TPO tree will not be impacted as it is not proximate to the proposed works. It seems that no trees will be removed from the site and mitigation can be put in place to protect them. I have suggested a condition so that this happens.

The additions are subservient, respect the building line and use existing/complementary external materials. The green backdrop comprises neighbouring trees (the TPO oak is too far away) which will still be seen around the side and over the top of the extension.

Overall, given the tree protection condition, the application appears to comply with the T&L parts of the policies and guidance listed above.

Conditions & Reasons (if required)

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/160356:25 7.4.25' (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:	17.6.25	Signed:	C Ramsey
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