

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250285
Address:	Alyeska, Sandhurst Road, Wokingham, Wokingham, RG40 3JG.		
Proposal:	Householder application for proposed erection of a carport (Retrospective).		
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, subject to Tree Preservation Order (TPO) 1115/2006, G1 on 3x scots pine and 5x oak growing on the roadside boundary of the plot. A scots pine is missing from G1. The carport is in situ and presents views from the Green Route.

I refer to submissions and information 211672; 210350; photos 7.11.24; Arboricultural Impact Assessment MW.2502.SRW.AIA 4.2.25; plans and elevations 2686 01 Dec 24 and Planning, Design and Access Statement. Arboricultural Survey and Impact Assessment, Alyeska, Sandhurst Road, Finchampstead, Wokingham – Application for Car Port, June 2021, BS5837:2012 'TREES IN RELATION TO DESIGN, DEMOLITION AND CONSTRUCTION – RECOMMENDATIONS of 211672.

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.

It must be noted that that the root protection areas for T2 and T3 of the arboricultural submission have erroneously not been amended to consider the root impenetrable A321 road – BS5837:2012 points 4.6.2 and .3 and the arb. submission for 211672 refer. Most roots will be in the front area of the site. However, in this instance the root impact will be as noted in the report i.e. excavations for post holes, so the root impact will be the similar.

My concerns regard the location, bulk, scale and visual impact of the structure upon the Green Route. The location of the carport in front of the building line is contrary to point R23 of the Design Guide.

Refused application 211672 proposed a pitched roof carport up to 3.76m in height and covering 9m x 6m of the ground. The location was close to and long-side parallel with the road. According to the planning inspector, (APP/X0360/D/21/3282087 refers) the *'orientation and siting of the car port, together with the bulk and mass of the roof structure, would detract from the openness and sense of space currently enjoyed to the front of the property. This harm would be exacerbated by the prominence of the proposed car port from localised views to the north and south of the site on the Road. Consequently, the introduction of a car port of this scale and design, close to the Road, would be uncharacteristic of the built form, impacting upon the sense of space that positively contributes to the semi-rural character and appearance of the area.'*

The in-situ car port is flat roofed, 2.5m in height and covers 6m x 5m of ground. It is located closer to the house and at an oblique angle. I suggest the smaller structure in terms of profile, height and ground coverage, plus the location, provides an unobtrusive structure which allows it to blend more readily into the built forms of the house.

The car port does not comply with R23, but the set back does put it a similar distance from the road to that of neighbouring 9 Cypress Close. In this instance, for the reasons given, I believe this helps to diffuse the effect of the structure upon the character of the area.

Policy CC03 requires that proposals *'e) Incorporate high quality, ideally, native planting and landscaping as an integral part of the scheme.'* I have not seen that in this application. I note the Inspectors comment that the canopies of the boundary trees are high so that there are views through. There will still be views through. I feel a landscaping scheme to include a replacement scots pine and retention of trees (not all are subject to the TPO) will enhance the Green Route, reduce public views and allow the proposal to adhere to CC03 e.

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

Conditions & Reasons (if required)

Landscaping (amended)

Within 8 weeks of the date of consent for 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 trees/shrubs to be planted, and any existing trees or shrubs to be retained between the main building and the front boundary of the site.

Planting will not be within the root protection area of trees as defined in '*Arboricultural Survey and Impact Assessment, Alyeska, Sandhurst Road, Finchampstead, Wokingham – Application for Car Port, June 2021, BS5837:2012 'TREES IN RELATION TO DESIGN, DEMOLITION AND CONSTRUCTION – RECOMMENDATIONS.'* The exception being 1x scots pine (*Pinus sylvestris*) of standard size at time of planting to be located within the boundary of Tree Preservation Order 1115/2006, G1. Planting shall be carried out in accordance with the approved details by the end of the second planting and seeding seasons following the occupation of the building.

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)

CL6: Retention of trees and shrubs

Date:	20.2.25	Signed:	C Ramsey
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