

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242347
Address:	1 Diamond Villas, Ward's Cross, Hurst, Wokingham, RG10 0DG.		
Proposal:	Householder application for the proposed two storey side extension, single storey rear extension, and loft conversion including rear roof change from hipped to dormer dormer.		
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 the locally arterial A321, a Green Route Enhancement Area road, in Hurst Village Centre Area of Special Character. Neighbouring Tree Preservation Order (TPO) 1574/2017, trees T5 and T6, impact the site.

I refer to submissions ARBORICULTURAL IMPACT ASSESSMENT PB/5837-24/07.09 26.7.24, with revise tree protection plan received 6.11.24, PROPOSED ELEVATIONS BA0173 52 A Jul 24 and Location Plan BA0173 53 A Jul 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, Policy TB06: Development of Private Residential gardens, Policy TB21: Landscape Character and TB26: Buildings of Traditional Local Character and Areas of Special 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 extension has been revised to increase the set-back and complement existing external design cues and materials. As such, from a Landscape perspective, I feel it will not appear unduly out of character in the street scene.

The corrected root protection areas (RPA) indicate that less than 20% of the RPA will be directly impacted by built form, this accords with the BS5837:2012. However, site specific atypical foundations will be required so I have suggested a condition to accommodate these.

Given the improvements in scale, design and tree impact I am able to support the application, subject to the condition below.

Conditions & Reasons (if required)			
CL7 – protection of trees			
Date:	7.11.24	Signed:	C Ramsey