

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250827
Address:	287 Nine Mile Ride, Finchampstead, Wokingham, RG40 3NS.		
Proposal:	Householder application for proposed raising of the roof to create habitable accommodation alongside the insertion of 1 No. chimney and changes to fenestration. Followed by the demolition of the existing conservatory.		
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 residential Green Route featuring houses set back within their plots, of no prevailing design style, many of which have been altered over time. Tree Preservation Order (TPO) 322/1987, oaks T8 and T9 grow on the front boundary of the site. TPO 1632/2018, G1, on oak, Scots pine, birch, aspen and hornbeam bounds the rear of the plot. A green back drop of onsite and third-party trees not subject to a TPO can be seen over this single storey house, from the Green Route.

I refer to submissions and information Arboricultural development report 7.5.25; block plan 1279 098 20.11.24; proposed elevations 1279 103 20.11.23 and application form PP-13886120 24.3.25.

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 arb report includes root protection areas (RPAs) adjusted for TPO trees T1 and T2 of the submissions. The adjustments are incorrect as they are too far into the impermeable surface of the road, this will particularly be the case in this instance as recent service run excavations can be seen in the pavement and road outside no.287. The roots will likely be in the soft ground within and either side of the site. However, given the existing built forms and from a practical standpoint, in this case, I believe that sufficient ground and stem protection has been proposed. I have suggested a condition to include these important protection measures.

The scheme raises the roof height, and this will permanently obscure the green back drop, contrary to Design Guide policy R23. But, due to the set back and the single storey element of the proposal I feel that some trees will still be seen so that this verdant characteristic of the Ride will be maintained. I have suggested a condition to ensure this.

The building respects the building line, uses external materials which although not as the original, will not be out of keeping amongst the various finishes locally. The driveway layout will not change.

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

Conditions & Reasons (if required)

CL6 Retention of trees and shrubs

CL7 – protection of trees (amended)

No development or other operations shall take place except in complete accordance with the BS:5837 'Arboricultural development report 7.5.25' (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:	20.5.25	Signed:	C Ramsey
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