

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	251166
Address:	7 Hitch Hill Close, Earley, Wokingham, RG6 1FT.		
Proposal:	Householder application for the conversion of the existing garage to facilitate habitable space with 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 mostly within the Bulmershe, Earley Site of Urban Landscape Value (SULV). It is a semi-detached house with a set-back garage, on a modern development of similarly styled houses, with character features such as muntin windows and stone effect sills and heads.

I refer to submissions and information 250904; proposed elevations 25047 PL-04 5.25; existing & proposed ground floor plans 25047 PL-02 5.25 and application form PP-14012346.

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 TB22: Sites of Urban Landscape Value, Wokingham Borough Council Borough Design Guide Supplementary Planning Document June 2012 and BS5837:2012: Trees in relation to design, demolition and construction – Recommendations refer.

There are no trees of note which will be impacted by the development as they are not proximate.

The front facing alteration to the garage replaces the door with a wall and window. TB22 requires that development minimises the visual impact of the development site on the SULV. The garage is set back and would most often be obscured by vehicles parking on the drive. Plus, according to the application form, external materials are to match existing. I suggest this is important to maintain the cohesive design style of the Close, which can be seen from the SULV and publicly accessible road.

Conditions & Reasons (if required)			
none			
Date:	29.5.25	Signed:	C Ramsey