

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242214
Address:	2 Diddenham Cottages, Lambwood Hill, Grazeley, Wokingham, RG7 1JT.		
Proposal:	Householder application for the proposed first floor rear extension including balcony and changes to existing 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 in Countryside, one of a row of semi-detached properties, many of which have been altered over time.

I refer to submissions 202346; PEA SPH/NP/PEA-24/01.10 and existing and proposed plans and elevations 01 Aug 24

National Planning Policy Framework 2024 (NPPF), Wokingham Borough Core Strategy (Adopted 29 January 2010), CP1 – Sustainable development, CP3 - General Principles for development, CP11 - Proposals outside Development Limits (including countryside) 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.

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

The extension is not subservient, but its location at the rear of the property will only attract scant public views. Overall, I suggest the modest size, bulk and complementary external design of the scheme means it will not harm the character of the location, or the Countryside.

Conditions & Reasons (if required)			
none			
Date:	30.10.24	Signed:	C Ramsey