

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242951
Address:	The Coppers, Penny Lane, Wargrave, Wokingham, RG10 8PB.		
Proposal:	Householder application for the proposed erection of the part single part two storey front, side and rear extensions along with enlarging of lower ground floor level to include a swimming pool with roof terrace and 1no lantern light, raising of the roof and installation of a first floor extension to the East Elevation with 1no balcony and roof lights, timber log store, canopy roof to the West Elevation, changes to fenestration following demolition of a side porch, plus removal of a central chimney. Erection of single storey outbuilding following demolition of the existing annexe.		
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 located within Green Belt and Countryside. The landscape character is high in quality and sensitivity and capacity is lowest. Tree Preservation Order (TPO) 2/1951, W2, covers the site, this is a woodland order on trees of all ages. Access to the site is via Penny Lane restricted byway, WARG35.

I refer to submissions 240083; 231902; 233178; 232500; PEA 29.11.23; Planning statement HV/9134 20.11.24; proposed elevations 1802-08 F Ap 24; existing elevations 1802-03 D Apr 24 and Arboricultural Statement LAS_463 15.12.23.

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), CP12 - Green Belt and Wokingham Borough Managing Development Delivery Document (Local Plan) – Adopted 21 February 2014, Policy

CC03: Green Infrastructure, Trees and Landscaping, Policy TB01: Development within the Green Belt, Policy TB06: Development of Private Residential gardens 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 proposed volume increase of 30% is less than the suggested 35% increase in Green Belt. I am unable to comment on the fall-back as T&L were not consulted. The front extension is marginally higher than the existing ridge, which is contrary to R23 of the Design Guide, but there are scant public realm views of the property, and the unique topography of the site allows the bulk to absorb into the landscape. In this instance, I suggest the excess does not appear unduly incongruous.

The trees on the site have been assessed for this application and none are to be removed. Protection from harm is suggested and I have included a condition to ensure that.

NB, I note from the planning statement that application 231902 was proceeded with, but I am unable to find the required consent for tree works that should precede this. I understand that the matter is under review by WBC.

Conditions & Reasons (if required)

CL7 – protection of trees (amended)

No development or other operations shall take place except in complete accordance with the BS:5837 'Arboricultural Statement LAS_463 15.12.23' (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:	11.12.24	Signed:	C Ramsey
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