

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250474
Address:	412a Finchampstead Road, Finchampstead, Wokingham, RG40 3RA.		
Proposal:	Householder application for the proposed erection of a single storey side & rear extension plus replacement garage and storage.		
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 on a Green Route road featuring properties, set back from the verdant and mature road frontage, which have been altered over time. Tree Preservation Order (TPO) 1278/2008 covers 6 individual oaks (T1 to T6) and 2 groups of oaks and scots pine (G1 and G2) growing on the site.

I refer to submissions and information 241009; photos 11.3.25; D&A; 'Barrell tree consultancy letter 23116-Let1-CA 10th February 2025'; site plan 13 Feb 25 and scheme proposals plans & elevations 11 Dec 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 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.

It can be seen from the site photos that although the works have started regarding consented application 241009, the arboricultural scheme has not been put in place

as per the consent. Please ensure that 241009 is implemented and that an arboricultural consultant is enlisted to specify remedial works to the relevant trees.

The garage respects the building line of 241009 as it is set back within the plot. Both additions are subservient, and I suspect will visually integrate into the built mass which is proposed/consented on the plot.

The tree submissions for 250474 show that no tree roots will be impacted by the built forms, as far as can be ascertained. However, as the tree protection on the plot is currently inadequate, the site is on a Green Route and some trees are subject to TPO protection, I have suggested conditions for tree protection, retention and as there is a difference between the landscaping plan for 241009 and the site plan for 250474, landscaping.

Conditions & Reasons (if required)

CL4: Landscaping

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 'Barrell tree consultancy letter 23116-Let1-CA 10th February 2025' (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:

18.3.25

Signed:

C Ramsey