

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242396
Address:	15 The Crescent, Earley, Wokingham, RG6 7NW.		
Proposal:	Householder application for the proposed raising of the roof of the existing detached outbuilding to form loft accommodation, plus insertion of rooflights to front and rear elevations.		
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 west of a Tree Preservation Order (TPO) 1897/2022, T1, on an oak.

I refer to submissions 212043; 220864; 241352; BS5837:2012 Tree Survey PB/5837-24/07.09 5.8.24; Arboricultural Impact Assessment PB/AIA-24/07.09 5.8.24 and proposed elevations 12 rev A Sep24 and proposed block plan 13 Rev A Sept 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, Policy TB06: Development of Private Residential gardens and Policy TB21: Landscape Character, Scheduled Ancient Monuments and Conservation Areas), 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 'tree' aspects of the application have been satisfactorily accommodated, at this time, with the arboricultural submissions. Although it must be noted that it is not necessarily the case that permission will be granted to reduce the canopy of the

TPO oak going forward. Tree works application consents are rarely granted for reasons other than for health and safety. This being the so, I am concerned that both the oak and the built form would cause harm to each other, for the tree, that would be detrimental to the public amenity of the area.

Applications 212043 and 220864 granted permissions for a second story to the outbuilding. The roof was pitched with a flat top and velux windows faced either the sky, or the doner house. Front elevation windows topped out at circa 2.2m above ground level. The original building height was 3.8m, the new height just 1.1m more at 4.95m to the ridges. In this way it could be seen that these applications would produce buildings just marginally more obtrusive than the original. Application 241352 at circa 6m in height was refused or reasons including tree harm, overlooking and unacceptable height.

In this application the ridge height is 50cm lower that 241352, 55cm higher than previously consented. Velux windows are reintroduced, being less obtrusive than the full windows in 241352. However, it has not been shown that the structure will not be of a height and mass such that it will be visible from the public realm of Radnor Road, where its proportions and appearance will be seen as a house. In these ways the outbuilding will be out of keeping with others in the area and incongruous in the streetscape. I suggest that it does not accord with policies such as section 139 of the NPPF; R1, R2 and R9 of the Borough Design Guide; CP1, 1; CP3, a, f; TB06, a, b, c, d and e and TB21 2.

I note that carparking will change but landscaping has not been included in the application, this would be contrary to policy CC03, 2, e.

Overall, the application appears to not comply with the T&L parts of the policies and guidance listed above.

Conditions & Reasons (if required)			
n/a			
Date:	4.10.24	Signed:	C Ramsey