

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	251364
Address:	477 Wokingham Road, Earley, Wokingham, RG6 7EL.		
Proposal:	Full application for the proposed erection of a new timber boundary fence, gates and brick piers, following the removal of the existing fence, plus installation of permeable pavers to front drive (part retrospective).		
Type of Development:	Minor All other developments		
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 on a residential, arterial Green Route Enhancement Area road. The corner plot is raised up making the boundaries prominent in public views. Mature trees and shrubs can be seen either side of the existing fence. The boundary is mainly within the Loddon River Valley landscape character area, being of high quality and sensitivity. The strategy is to '...restore elements that have been lost..' such as green infrastructure.

I refer to submissions and information 250701; photos; existing Location and Site Plan E-X-101 A Mar 25; planning statement 0303 02 11.6.25 and proposed Boundary Wall Plan & Elevation 0303 A-L-100 F Mar 25.

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.

Trees along the boundary have been protected in so far as existing post holes will be reused and the driveway surface will be permeable. The fence height and design will be very similar in visual impact to the existing.

Overall, the application appears to comply with the T&L parts of the policies and guidance listed above.

Conditions & Reasons (if required)			
none			
Date:	24.6.25	Signed:	C Ramsey