

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250818
Address:	286 Reading Road, Winnersh, Wokingham, RG41 5AH.		
Proposal:	Householder application for the proposed erection of part single part two storey front and two storey side extension following demolition of the existing garage; erection of a single storey rear extension, changes to fenestration, removal of the chimney and installation of a rear dormer to facilitate conversion of the loft to habitable accommodation.		
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 on a Green Route, according to WBC policy the front boundary borders Countryside, the development would not be in the Countryside. The house is set back within the plot, on a spur road off a busy road junction. Properties in the area are of mixed design, style and age. Front boundary trees (including new trees on Highways land) and shrubs are a welcome green infrastructure feature, helping to screen the house from the public road. A green backdrop can be seen over the garage.

I refer to submissions and information application form PP-13909268 31.3.25; site and location plans 11-007 005 Dec 24; proposed elevations 11-007 004 Dec 24 and bat scoping survey L1147.006 4.2.25.

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.

The application form states that no trees or hedges need to be removed or pruned to carry out the proposal. As the trees are not proximate, I can see this would be the case. Hard standing at the front of the site will protect roots during the demolition/construction phase.

The proposed front extensions respect the building line and use existing/complementary external materials. The proposed side addition is not subservient, but in this case, the house is set back and there is no prevailing design style locally. Green backdrop will still be seen over the extension as the trees are/will be taller. Overall, I suggest the proposal will not appear unduly out of keeping in the street scene. However, if the side extension was reduced in height as per Design Guide point R23, this would improve the street scene views further.

Conditions & Reasons (if required)			
none			
Date:	6.5.25	Signed:	C Ramsey