

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	243084
Address:	68 Campbell Road, Woodley, Wokingham, RG5 3PG.		
Proposal:	Householder application for the proposed single storey rear/side extension with front canopy roof, brick wall and garage conversion.		
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 subject to Tree Preservation Order (TPO) 3/1951, W3, on woodland trees of any age. The road features houses some of which have been altered over time, being of a chalet style with flat roof dormers with open front boundaries.

I refer to submissions proposed wall 14 Nov 24; proposed block plan 13, Nov 24; proposed elevations 12, Nov 24 and application form PP-13620479 6.12.24.

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.

The proposed brick wall heights are inconsistent, being 600mm on the block plan and 1m on the wall plan. The lower wall would be preferable from a character perspective as there are no other tall walls in the immediate area and so a higher wall would be more out of keeping in the street scene.

The additions are subservient, use existing and complementary external materials and respect the building line.

Publicly viewable green infrastructure (shrubs) at the front of the site are to stay and are an important part of the scheme as they allow it to comply with policies such as CC03, CP3 and TB21. It is likely the lawn area will be used for construction material storage and activities, so I have suggested an informative.

Conditions & Reasons (if required)

Informative: Tree Protection

To protect the roots and canopy of the shrubs at the front of the site. Mesh and stakes or Heras, or fencing to that standard, to be erected around the outer canopy line of each shrub. 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 the area designated as being fenced off i.e. between the fence and the shrubs.

The fencing shall not be moved or removed, temporarily or otherwise to facilitate works associated with the consented application, 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.

Date:	18.12.24	Signed:	C Ramsey
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