

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242173
Address:	251 Shinfield Road, Shinfield, Wokingham, RG2 8HF.		
Proposal:	Householder application for the proposed modification of existing hipped roof to provide gable end to facilitate improvements to existing loft room, including additional roof lights.		
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 Enhancement Area. The north boundary the plot borders Tree Preservation Order (TPO) 430/1988, A1, on Oak, Ash, Horse Chestnut, Sycamore, Lime, Atlas Cedar, Cherry, Leyland Cypress growing in October 1990. The house is semi-detached and set back within the plot, the front boundary being screened by mature trees and shrubs. Many similar properties along the road have been extensively altered over time.

I refer to submissions photos 30.8.24; proposed elevations and roof plans P BC/2465/2/1 A and 2/A and application form PP-13359129 24.8.24.

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 TPO trees are sufficiently far from the built form not to be impacted by it, or to be unduly harmed by its construction. Other trees on the site are not formally protected, but the application form states that no removal or pruning will be required, and I can see that would be the case.

The extension is not subservient. From some public realm views the green backdrop would be reduced, but not completely obscured. However, being set back, screened by trees, including TPO trees and with its integrating design, relatively small scale and impact it could concur with R23 key consideration point 4, where a seamless continuation is appropriate.

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

Conditions & Reasons (if required)			
none			
Date:	3.9.24	Signed:	C Ramsey