

# MEMORANDUM

|                             |                                                                                                                                                                                                                              |                |        |
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| <b>From:</b>                | Coralie Ramsey<br>Trees and Landscape                                                                                                                                                                                        |                |        |
| <b>Service</b>              | WBC Landscape and<br>Trees                                                                                                                                                                                                   | <b>App No:</b> | 242586 |
| <b>Address:</b>             | 106 Nightingale Road, Woodley, Wokingham, RG5 3LY.                                                                                                                                                                           |                |        |
| <b>Proposal:</b>            | Householder application for the proposed erection of a new porch, single storey rear extension following a garage conversion into habitable accommodation, installation of roof lights and changes to existing fenestration. |                |        |
| <b>Type of Development:</b> | Other Householder                                                                                                                                                                                                            |                |        |
| <b>Site Visit Made:</b>     | 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 all woodland trees of whatever age. The property is a semi-detached house on a street featuring mixed age and style houses, many of which have been altered over time. The road features a green backdrop of mature trees.

I refer to submissions plans 24-106NR-P-00.0 to 24-106NR-P-02.2 2024.

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.

No trees will be impacted by the development as they are not proximate. Views through will not be diminished as the 2-storey house currently fills the width of the plot.

The additions are subordinate and use complementary external materials. The proposed porch is not forward of the building line due to the curve of the street.

Parking will alter the front garden area but no provision for green infrastructure has been proposed. To allow the application to comply with R23 of the Design Guide and policies such as CC03 and CP3, I have suggested conditions.

#### **Conditions & Reasons (if required)**

**CL4 Landscaping (amended)**

Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping for the front of the plot, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s). Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

*RL4 To ensure adequate planting in the interests of visual amenity.  
Relevant policy: Core Strategy policy CP3 and Managing Development  
Delivery Local Plan policies CC03 and TB21.*

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| <b>Date:</b> | 30.10.24 | <b>Signed:</b> | C Ramsey |
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