
MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	243067
Address:	Channing House, Loddon Drive, Wargrave, Wokingham, RG10 8HD.		
Proposal:	Householder application for the proposed erection of a single storey extension to North elevation on a raised platform.		
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 in Countryside and features a veteran weeping willow (no.45405 of the Ancient Tree Forum) growing on the north of the plot, near the driveway. The house is set away from its boundaries. The boundaries are lined with trees and shrubs which screen the property from possible public views obtained from the adjacent railway track.

I refer to submissions 213371, 211374, 203495, location plan PP-13616336v1 5.12.24, proposed floor plans and elevations P/PETRIE/ORANGERY/2024/002/C, application form PP-13616336 5.12.24 and Site Plan And Topographic Survey 003 11.24.

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 proposal is located such that it will not impact the trees on/adjacent to, the site. The structure is subordinate, uses complementary external materials and is a of a location, size and mass such that it will not appear out of keeping in the area.

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

Conditions & Reasons (if required)			
none			
Date:	7.1.25	Signed:	C Ramsey