

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250410
Address:	Windwhistle, Reading Road, Arborfield, Wokingham, RG2 9HN.		
Proposal:	Householder application for the proposed two storey front and rear extensions. Plus, the erection of a new outbuilding and changes to fenestration. Following the demolition of the existing single storey rear extension and existing outbuilding.		
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 within Countryside, on a Green Route. The plot is the on the end of a few houses set back from the road all featuring verdant front gardens and green screening. Outline application for housing reference 243099 abuts the west and northern boundaries.

I refer to submissions and information 243099; volumes; Existing (proposed) Site Plan Location Plan, Plans and Elevations 2080 1 Feb 25 and application form PP-13794267 20.2.25.

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 no trees or hedges need to be removed or pruned to carry out the proposal. Images and site-specific information indicate this will be the case.

The proposed front porch respects the building line. I believe that the single and two-storey rear addition will not attract public views from the green route and the use of existing/complementary external materials with no change in the ridge line height will appear appropriate to the original building. The replacement single storey outbuilding will also not attract public views and appears to propose an increase of circa 50%, or less, than the existing.

In these ways I suggest the scheme adheres to the T&L parts of the policies and guidance listed above.

Conditions & Reasons (if required)			
none			
Date:	15.4.25	Signed:	C Ramsey