

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	251474
Address:	Springfields, Trowes Lane, Swallowfield, Wokingham, RG7 1RN.		
Proposal:	Full application for the proposed erection of a side extension to existing barn for storage and restoration of vintage vehicles.		
Type of Development:	Minor All other developments		
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, in a landscape area of moderate sensitivity and quality. A green backdrop can be seen from Trowes Lane which is a tall hedge of trees adjacent the east boundary of the site.

I refer to submissions and information 233093; 230568; photo; PEA SPH/ET/PEA-23/01.02 7.2.25; proposed site plan 25.12-105 19.5.25; proposed elevations 25.12-107 19.5.25; Existing Building Volume Calculation 25.12-108 18.6.25 and Proposed Building Volume Calculation 25.12-109 18.6.25.

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.

Given the countryside location Design Guide point RD11 regarding a maximum 50% increase in volume for a single storey building will apply. Using the submitted figures the addition appears to respect this. I suggest the design, subordinate roof and external materials complements the existing built form, so I have no concerns about the impact on the moderately sensitive Countryside character.

The row of conifer trees that form a screening and enhancing green feature on the adjacent site. Policy CC03d requires that trees, hedges and other vegetation are protected through development. I request an Arboricultural Impact Assessment to BS5837:2012 so that mitigation for risk to the third-party green infrastructure can be accommodated.

Conditions & Reasons (if required)			
n/a at this time			
Date:	2.7.25	Signed:	C Ramsey