

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250289
Address:	Saxon House, Pearson Road, Sonning, Wokingham, RG4 6UH.		
Proposal:	Householder application for proposed alterations to existing front boundary wall, to include new gate and brickwork. Followed by alterations to the North wall to include new flintwork panels and metal grilles to existing false windows.		
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 The Sonning Conservation Area, on a village road featuring properties of varying styles and ages which have been altered over time. Tree Preservation Order (TPO) 835/1996, T1 and T2, both Laburnums is registered at the front of the site. Neither seem to be there now.

I refer to submissions and information photos 21.2.25; tree protection plan 24.12-105 24.1.25;

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, Policy TB24: Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas), 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 tree protection plan is not accurate as it is not in accordance with BS5837:2012 and does reflect the location of the tree roots. Most roots will be under driveway paving and with the shrub boarder. Given the minor amount of works and their distance from the tree, I suggest that tree protection will not be required, in this instance.

I believe the visual impact of the changes on the street scene will enhance the relatively sparse and non-descript existing facade and so benefit the character of the area.

Conditions & Reasons (if required)			
none			
Date:	4.3.25	Signed:	C Ramsey