
MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250861
Address:	42 Pound Lane, Sonning, Wokingham, RG4 6GG.		
Proposal:	Householder application for the proposed single storey side and rear extension following demolition of existing garage plus awning to the front elevation replacing existing front porch.		
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 located on a road featuring properties which have been altered over time. Tree Preservation Order (TPO) 562/1992 was served on a robinia (T8) a cedar (T7), a sycamore (T9) and TPO 606/1993 was served on a horse chestnut (T1, no longer present) and they impact the rear west and north boundaries of the site. The house is set back behind a fence and a mature hedge featuring boundary trees.

I refer to submissions and information 241110; 240204; PRA 14.3.25; D&A Apr 25; application form PP-13916360 3.5.25; demolition plan – ground 2417 2.4.25 and location plan PP-13916360v1 3.4.25.

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, 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 signed application form states that no trees or hedges need to be removed or pruned to carry out the proposal. I will take this to be the case. The works will not directly impact the TPO trees as they are not proximate.

The additions are subservient, respect the building line, use complementary materials and will attract scant views from the public road.

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

Conditions & Reasons (if required)			
none			
Date:	23.4.25	Signed:	C Ramsey