

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	241873
Address:	Avenue House, Mill Lane, Sindlesham, Wokingham, RG41 5DF.		
Proposal:	Householder application for the proposed erection of a single storey side/rear extension to include a double garage and link, plus demolition of an 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

I refer to submissions 222662; conditions application 241737 '24715-P100 Proposed Site Plan'; 241873 Proposed Site Plan 24715-P014 A 26.2.25; Arboricultural Impact Assessment P2947-AIA01 V2 31.10.24; Tree protection scheme P2947-TPS01 V2 31.10.24; existing site block plan 24715 – P002 10.7.24; and Tree Planting Scheme (Existing site plan) P29417-SLS00 V1 23.1.25.

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 most recent tree protection that I can find on NEC and for which I suggested approval was 'Arboricultural Impact Assessment P2947-AIA01 V2 31.10.24 and Tree protection scheme P2947-TPS01 V2 31.10.24.' But erroneously the tree

protection suggested by the arboriculturalist in these submissions is not reflected in 'Proposed Site Plan 24715-P014 A 26.2.25'.

If 'existing site block plan 24715 – P002 10.7.24' is to be believed some of the tree protection fencing for T1 in the 'Proposed Site Plan 24715-P014 A 26.2.25' is outside the site, this is untenable.

The patio will impact the roots of trees, so new arb submissions will be needed to offer mitigation. All things being equal, which they are not, this could have been under a condition.

All these submissions need to reflect the same information and the tree information needs to be according to BS5837:2012 from a suitably qualified individual.

I notice the notes for tree planting in 'Proposed Site Plan 24715-P014 A 26.2.25' just mention 3 oaks, they must include the other trees.

Regarding landscaping, I find 'Tree Planting Scheme (Existing site plan) P29417-SLS00 V1 23.1.25' is still acceptable. But landscaping has now been added to in the 'Proposed Site Plan 24715-P014 A 26.2.25' (it should all be on one plan, for ease of understanding and compliance.) The only issue I have with the landscaping on 'Proposed Site Plan 24715-P014 A 26.2.25' is that at least 1 x Buddleia, 2 x viburnum and 2 x euonymus are outside the site, if 'existing site block plan 24715 – P002 10.7.24' is correct.

As it stands, for the reasons given, I am unable to support the application.

Conditions & Reasons (if required)			
n/a at this time			
Date:	10.3.25	Signed:	C Ramsey