

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242599
Address:	30 Simonds Grove, Spencers Wood, Wokingham, RG7 1BH.		
Proposal:	Householder application for the proposed erection of a single storey rear extension with skylight, detached outbuilding, installation of solar panels to front and rear roof slope and installation of two air conditioning units on rear elevation.		
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 part of a new housing estate.

I refer to submissions existing and proposed block plan SC173_P7 B 7.24; outbuilding-proposed elevations SC173_P6 A 7.24; outbuilding – proposed layout and roof plan SC173_P5 A 7.24; d and a

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 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.

There are no trees of note on or near the site that will be impacted by the development.

Given that the property is on a modern estate, I do not feel that solar panels will be unduly out of keeping, the extension is subservient will not attract public real views.

The D&A states the additions 'improve the current rear garden layout and landscaping'. I have not seen landscaping in the submissions, so have suggested a condition.

Conditions & Reasons (if required)			
CL4: Landscaping			
Date:	29.10.24	Signed:	C Ramsey