

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250575
Address:	6 Dundela Close, Woodley, Wokingham, RG5 3NN.		
Proposal:	Householder application for proposed single storey front infill extension to the existing garage, along with a single storey rear extension and changes to fenestration. Followed by the demolition of the existing rear extension and conservatory.		
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 covered by Tree Preservation Order (TPO) 3/1951, W3, on all woodland trees of whatever age. The house is on a large corner plot towards the end of a cul-de-sac of similar style and age single storey dwellings, within verdant gardens.

I refer to submissions and information tree works application 240880; planning statement 10.3.25 and proposed plans 273 PL01 28.2.25.

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.

There are trees and mature shrubs associated with the site which would be impacted by the demolition and construction phases, some have permission to be felled under tree works application 240880. To protect and enhance the green amenity, I have

suggested conditions to help the application accord with policies such as CC03, CP3 and TB21.

The scheme respects the building line, maintains the ridge height and uses existing/complementary external materials. Public views from the front of the house will be similar to existing.

Overall, given the green infrastructure protection, I believe the application complies with the T&L parts of the policies and guidance listed above.

Conditions & Reasons (if required)			
CL4: landscaping CL7: tree protection			
Date:	2.4.25	Signed:	C Ramsey