

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250622
Address:	36 Oxford Road, Wokingham, RG41 2XZ.		
Proposal:	Householder application for proposed single storey front and porch extension, façade alterations, internal alterations and all associated works.		
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 on a mature residential road featuring houses of differing ages and designs, set back within their plots, many have been altered over time. Tree Preservation Order (TPO) 1687/2019, T6, an oak grows at the front north boundary of the site. This tree has been classed as notable on the Ancient Tree Register.

I refer to submissions and information 241527; 210702; 200713; photos; proposed drawings B244096-3100 A Mar 25; proposed parking plan B244096-3001 A Mar 25 and application form PP-13466717.

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 application form states that there are no trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development. It appears from site photographs and public images that this is not the case. The

application from also states that no trees or hedges need to be removed or pruned to carry out the proposal. I will take this to be verbatim and have specified conditions so that the green amenity can be protected, to ensure the porch is not negatively impacted by tree roots and to allow the application to accord with policies such as CC03, CP3 and TB21.

The porch is in front of the residential building line, but not if the industrial buildings to the south are considered. The external materials will match/complement the existing and the addition is subservient.

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

Conditions & Reasons (if required)			
CL6: retention of trees and shrubs			
CL7: protection of trees			
Date:	2.4.25	Signed:	C Ramsey