
MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250635
Address:	112 Barkham Road, Wokingham, RG41 2RP.		
Proposal:	Householder application for the proposed erection of a front porch infill extension with new external canopy.		
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 Green Route featuring properties of varying styles and designs, set back from the road behind verdant front boundaries, many have been altered over time.

I refer to submissions and information site plan 192-25-02 5.3.25; proposed Plans and Elevations 192-25004 5.3.25 and application form PP-13862034 17.3.25.

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 application form states that no trees or hedges need to be removed or pruned to carry out your proposal. I will take this to be the case.

The addition respects the building line and external materials match/complement existing. Set back behind the hedging, which is to remain, I suggest the addition and changes will not harm the character on the Green Route at this point.

Conditions & Reasons (if required)			
none			
Date:	2.4.25	Signed:	C Ramsey