

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242566
Address:	Hurst Grange Farm House, Pound Lane, Hurst, Wokingham, RG10 0RS.		
Proposal:	Householder application for the proposed erection of a single storey front extension to create porch, 2no. two storey side extensions along with changes to fenestration following demolition of the existing 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 in Countryside, part of a small complex of buildings with just one adjacent house, as seen from the public road.

I refer to submissions Arboricultural Impact Assessment Method Statement & Tree Protection Plan (to BS:5837 2012) ref TH 4970 9.9.24; volumes; D&A MWA 24025 2.10.24; site location block plan 24025 PL103A A Sept 24 and proposed elevations 24025 PL106B B Sept 24.

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 tree and hedge aspects of the scheme have been suitably addressed in the arb submissions.

My concerns are with the increase in dwelling size. RD11 of the Borough Design Guide notes that replacement buildings may be appropriate in the countryside where there is no adverse increase in scale, form or footprint. As a reference, a 50% increase in volume for a one storey development is acceptable when compared with the original building. This proposal is very much more than that to the visual detriment of the domestic built forms of the area.

R9 of the Borough Design Guide notes that height, bulk and massing should respond to the local context and the prevailing heights in the area. The additional mass and height of this proposal will appear overbearing and incongruous in relation to neighbouring dwellings eg, Hodge. I note that none of the extensions are subservient, contrary to R23 of the design guide.

As it stands, the application appears not to adhere to the NPPF Section 139, the design guide as mentioned and policies such as CP1, CP3, CP11 and TB21.

Conditions & Reasons (if required)			
n/a at this time			
Date:	16.10.24	Signed:	C Ramsey