

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250052
Address:	300 Nine Mile Ride, Finchampstead, Wokingham, RG40 3NN.		
Proposal:	Householder application for proposed erection of a single storey front extension, followed by a single storey rear extension with 2no. roof lights and changes to fenestration.		
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

Properties of various ages and styles are a feature of the Ride, which is a Green Route. The house is a chalet bungalow set back within the plot, screened by a garage, mature shrubs and a front boundary oak tree.

I refer to submissions and information photos 28.1.25; proposed block plan A4/418/11 Jan 25; existing block plan A4/418/10 Jan 25; details of existing and proposed elevations A1/418/02 Nov 24 and application form PP-13690127.

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 additional front porch still appears to respect the building line compared to no.302a Nine Mile Ride. The additions follow the existing design style. External materials are to match/complement existing. The ridge line remains as is. From a

landscape perspective the changes will not unduly impact the character of the street scene.

The driveway surface comprises laid bricks which will help protect the roots of the boundary oak.

Conditions & Reasons (if required)			
none			
Date:	6.2.25	Signed:	C Ramsey