

HOUSEHOLDER **DRAFT DECISION NOTICE**



**WOKINGHAM
BOROUGH COUNCIL**

Expiry Date: 7 April 2025

Application Number: 250285

Location: Alyeska, Sandhurst Road, Wokingham, Wokingham, RG40 3JG

Proposal: Householder application for proposed erection of a carport (Retrospective).

Recommendation: Approve

Conditions and/or Reasons

1. Approved details

This permission is in respect of the submitted application plans and drawings numbered Plans and Elevations 01 received by the local planning authority on 6th February 2025. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

2. Retention of trees and shrubs

Condition: Landscaping (amended)

Within 8 weeks of the date of consent for the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained between the main building and the front boundary of the site.

Planting will not be within the root protection area of trees as defined in 'Arboricultural Survey and Impact Assessment, Alyeska, Sandhurst Road, Finchampstead, Wokingham – Application for Car Port, June 2021, BS5837:2012 'TREES IN RELATION TO DESIGN, DEMOLITION AND CONSTRUCTION – RECOMMENDATIONS.' The exception being 1x scots pine (*Pinus sylvestris*) of standard size at time of planting to be located within the boundary of Tree Preservation Order 1115/2006, G1. Planting shall be carried out in accordance with the approved details by the end of the second planting and seeding seasons following the occupation of the building.

Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

Recommendation and conditions/reasons agreed:



Date: 26/03/25

REMEMBER - The earliest date for a decision on this application is: **4 March 2025**