

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242081
Address:	West Greylake, Part Lane, Riseley, Wokingham, RG7 1RU.		
Proposal:	Householder application for the proposed garage conversion to a residential annex with the erection of a single storey link extension following the demolition of the existing workshop.		
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, the buildings set back within the site behind a low pruned, ageing conifer hedge.

I refer to submissions personal supporting statement; PEA SPH/PEA-24/06.05 14.6.24; proposed plans and elevations BA 0282 02 June 24; statement title West Grey Lake and site and location plans BA 0282 03 A June 2024.

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, Policy TB06: Development of Private Residential gardens 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.

There are no trees of note that will be impacted by the scheme.

The garage replacement house is subservient to the existing main property. Both the extension and replacement house use complementary external materials and being annexes are located close to the original dwelling. The set back location on the plot and conservative dimensions allows green infrastructure backdrop views through from the public realm.

The main planning statement states that the boundary hedges will not be altered, but that landscaping will be considered. I can see that the conifers are failing in some parts of the hedge, so to help screen the built forms in this Countryside location and allow the application to comply with policies such as CC03, I have suggested a condition.

Overall, assuming the condition the application appears to comply with the T&L parts of the policies and guidance listed above.

Conditions & Reasons (if required)

CL4: landscaping (amended)

Prior to the commencement of 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 to reinforce the front boundary hedge, and any existing trees or shrubs to be retained.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s). 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.

To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development)

Date:	30.8.24	Signed:	C Ramsey
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