

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250020
Address:	Arlington, Basingstoke Road, Spencers Wood, Wokingham, RG7 1AE.		
Proposal:	Householder application for the proposed first floor side extension over garage, including the removal of 2 no. existing chimneys and the addition of 2 no. roof lights.		
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, within 'The Square, Spencers Wood, Shinfield' area of special character. The road at this point features properties of various ages but with a mainly Edwardian design style, most of which have been altered over time. Many dwellings feature verdant front gardens. There is no green backdrop to the site.

I refer to submissions and information 242472; 241627; heritage statement 20.1.25; proposed elevations DP7a:016 Rev P1 Mar 24; block location and site & parking plan 011 Jun 24.

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, Policy TB26: Buildings of Traditional Local Character and Areas of Special Character and 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 side extension respects the boundary line, uses complementary external materials; follows the design cues of and is subservient to, the existing property. I consider that the chimney removals will not be unduly detrimental to the street scene as not all roofs in the area feature chimneys.

According to public images, green infrastructure has been removed from the front garden. Parking area is proposed to increase. Due to the demarcations of the site, I have suggested a landscaping condition for this area. This will help the application accord with policies such as CC03, CP3, TB21 and TB26.

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 for the area of the site between the Basingstoke Road boundary and the house frontage, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, 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.

RL4; 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:	10.2.25	Signed:	C Ramsey
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