

NDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242720
Address:	11 Old Bath Road, Sonning, Wokingham, RG4 6SZ.		
Proposal:	Full application for the proposed demolition of existing dwelling and erection of new two-storey dwelling with roof accommodation, along with associated outbuilding.		
Type of Development:	Minor Dwellings (1-9)		
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 located on a spur road featuring large properties on spacious plots, many of which have been altered over time, there is no particular design style. Tree Preservation Order (TPO) 1631/2018, T82 a lime and T81 a beech, impact the rear of the site.

I refer to submissions 241338; planning statement; location and block plan POBR-PL-101 7.2.24; proposed elevations POBR-PL-601 and 600 9.2.24; proposed outbuilding POBR-PL-602 9.2.24; existing landscaping POBR-PL-103 7.2.24; proposed landscaping POBR-PL-104 7.3.24 and Arboricultural Method Statement 17.10.24.

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, 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 replacement house will fill more of the width of the plot than the current property, similar to other new houses along the road. It respects the building line. The ridge line will be at the chimney height of the existing, but I suggest that the retained front boundary trees, house design and set back will not make it appear unduly out of keeping. The outbuilding is not within public view, is of a suitable scale and design such that it will not alter the character of the area.

The arb submissions suggest tree replacement. As dozens of small trees are to be removed, this will have to be substantial in number and outside of the root protection area of existing trees. This would allow the scheme to adhere to policies such as CC03 and CP3. I have suggested landscaping and tree protection conditions.

Conditions & Reasons (if required)

CL4: landscaping

CL7 – protection of trees (amended)

No development or other operations shall take place except in complete accordance with the BS:5837 'Arboricultural Method Statement 17.10.24' (hereinafter referred to as the Approved Scheme).

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

RL7 To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

Date:	12.11.24	Signed:	C Ramsey
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