

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	251462
Address:	70 Reading Road, Wokingham, RG41 1EL.		
Proposal:	Householder application for the proposed erection of front canopy roof, part single and part two storey rear and side extension, changes to fenestration, instalment of solar panels and erection of detached garage and access ramp.		
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 the A329 arterial road which is a Green Route featuring properties of varying sizes, ages and styles, many of which have been altered over time. Tree Preservation Order (TPO) 1325/2009, T1, an oak grows on the north corner of the sizable plot. Trees feature sporadically along the roadside boundary of the plot. The site slopes down from the road, but the house is set back and up from the Green Route, accessed via a private drive.

I refer to submissions and information 250161; block plan 059 02-01 B Jan 25; Arboricultural Survey, Impact assessment and method statement AIA/AMS 06686/2025 18.6.25 and site sections 059 04-01 B May 25.

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.

Tree submissions are comprehensive and importantly include new tree planting to replace the two removed and to enhance the site and therefore the Green Route. I have suggested conditions so that the submissions are followed.

I suggest that the topography of the site, the location and design of the proposal will allow the built structures to integrate into the street scene, even more so as the trees mature.

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

Conditions & Reasons (if required)

CL6 - Retention of trees and shrubs

CL7 – protection of trees (amended)

No development or other operations shall take place except in complete accordance with the BS:5837 'Arboricultural Survey, Impact assessment and method statement AIA/AMS 06686/2025 18.6.25' (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:	1.7.25	Signed:	C Ramsey
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