

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	241959
Address:	6 Denmark Avenue, Woodley, Wokingham, RG5 4RS.		
Proposal:	Householder application for proposed changes to fenestration and chimney removal (part-retrospective).		
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 subject to Tree Preservation Order (TPO) 109/1976, T1 an oak, on the Denmark Avenue boundary. Nominal changes to neighbouring properties have occurred over time, but, externally, all remain of a design style typical of the 1970's, with hanging tiles on the 1st floor, red brick walls, large windows, a small chimney and a red-hue pantile roof. This creates a characteristic synergy and visual appeal to the maturing Perth Close housing estate of which no.6 appears part due to its corner plot site.

I refer to submissions 240651; existing elevations DA-03 24013 27.7.24; proposed elevations DA-05 24013 29.7.24

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 tree would not be impacted by this scheme as the arboricultural information provided for application 240651 showed that the driveway will protect the tree roots, and the canopy is sufficiently high.

My concerns are with the proposed/built external appearance of the scheme. White render, black state tiles, the removal of the hanging tiles and chimney will visually alter the property such that it would appear out of place and incongruous in the street scene.

As it stands, I suggest the application is contrary to policies such as section 139 A and B of the NPPF, Core Strategies CP1 and CP3 and Design Guide sections R1 and R23.

Conditions & Reasons (if required)			
n/a			
Date:	12.8.24	Signed:	C Ramsey