

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242096
Address:	268 Nine Mile Ride, Finchampstead, Wokingham, RG40 3NT.		
Proposal:	Application to vary condition 4 of planning consent 233113 for the proposed single storey rear extension, single storey side extension following the demolition of the conservatory and a single storey rear extension to the existing garage. Condition 4 refers to protection of trees and the variation is to amend the details relating to this.		
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, featuring Tree Preservation Order (TPO) 874/1997, W1 on various tree species at any life stage.

I refer to submissions 240926; statement to vary; DEV231106-1111 tree protection plan 21.6.24

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 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 variation offers tree protection in a pragmatic way to suit site specific issues. I have no objection to the variation.

Conditions & Reasons (if required)			
Date:	18.9.24	Signed:	C Ramsey