

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	243135
Address:	Bismillah House, Brookers Hill, Shinfield, Wokingham, RG2 9BX.		
Proposal:	Householder application for proposed erection of an outbuilding plus veranda to facilitate parking for a motorhome.		
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 within Countryside and subject to a Tree Preservation Order (TPO) 1682/2019, A1, being an area order on all trees alive in May 2019

I refer to submissions and information 223088 tree works application; 222154; 220922; 211960; 222692; 201344; block plan; D&A; elevation and roof plan PL03 29.9.24; elevations PL02 29.9.24

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, Policy TB06: Development of Private Residential gardens 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 site is in Countryside, as such I suggest the location of the property away from other built forms would be contrary to policy CP11 point 2. Given the height, location

and boundary hedge consent for removal the building would be obvious and incongruous compared to the mainly verdant views as seen from the arterial M4.

Tree works application 223088 states:-

'Following the felling of the trees as authorised by this consent, 11 no. tree(s) and broadleaf hedging is to be planted along the front border of the property (Foxglade – Bismillah House), as per the specifications in the arboricultural report reference: SCD 05882/2022. The species are to include:

- o Holm Oak (Quercus ilex) x 6*
- o Silver Birch (Beula pendula) x 2*
- o Norway Maple (Acer platanoides) x 1*
- o Field Maple (Acer campestre) x 1*
- o Oak (Quercus robur) x 1*
- o Broadleaf hedging – mixed native species x 80'*

I am unable to assess if the location of the proposed workshop and games room impacts these trees without a plan to indicate their location. I also notice that aerial images taken after the TPO came into place show trees/mature planting in the indicated location of the proposed workshop and games room. Plus, there will need to be a driveway suitable to carry the weight of horseboxes/mobile homes and potential changes to the highway/driveway access to accommodate their length and width. All of this could harm the roots and canopy of protected trees. If the authority is minded to consent to this application please request a tree survey, Arboricultural Impact Assessment and as these are TPO trees on a denuded plot, an Arboricultural Method Statement all to BS5837:2012, pre decision, so we may assess the impact of the project on the trees.

Overall, the application appears not to comply with the T&L parts of the policies and guidance listed above.

Conditions & Reasons (if required)			
n/a			
Date:	28.1.25	Signed:	C Ramsey