

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	243057
Address:	Rose Cottage, Honey Hill, Crowthorne, Wokingham, RG40 3BA.		
Proposal:	Householder application for proposed front porch.		
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, on a rural lane, the house is set back and behind screening vegetation. The south boundary is impacted by Tree Preservation Order (TPO) 135/1977, A1, on trees alive in 1977.

I refer to submissions D&A; proposed plans and elevations 13019/02 Nov 24; block plan 13019/03 Nov 24 and application form PP-13586066 4.12.24.

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 application form states that no trees will be impacted by the proposal, and I can see that will be the case as they are not proximate.

The small extension will respect the building line, be of complementary external materials and follow the design style of the existing house. I suggest it does not

result in an inappropriate increase in the scale, form or footprint of the original building.

Conditions & Reasons (if required)

none

Date:	17.12.24	Signed:	C Ramsey
--------------	----------	----------------	----------