

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	251452
Address:	5 Walden Avenue, Arborfield, Wokingham, RG2 9HR.		
Proposal:	Householder application for the proposed erection of a single storey front and rear extension along with changes to fenestration following demolition of existing rear extension and outbuilding.		
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 a cul-de-sac of mid-century style houses and single storey dwellings, most of which have been altered over time. The bungalow is set back from the road in a verdant site a green back drop can be seen over and around the house.

I refer to submissions and information 250320; location and block plan P1608-01 Feb 25; PEA SPH/NP/PEA-25/25.02 6.3.25 and plans and elevations P1608-02 Jun 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.

There are no trees of high amenity value on the plot that will be directly impacted by the building. The additions are sympathetic to the design style of the street and will

not unduly obscure the green backdrop. Overall, I suggest there will be no harm to the character of the area.

Conditions & Reasons (if required)

none

Date:	26.6.25	Signed:	C Ramsey
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