

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250328
Address:	39 Greenwood Road, Crowthorne, Wokingham, RG45 6JS.		
Proposal:	Householder application for the proposed erection of a front dormer plus chimney removal.		
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 maturing residential street featuring properties of varying designs, many of which have been altered over time. The property is set back up a slope within a verdant plot typical of the area.

I refer to submissions and information PRA R2889_PRA_a March 25; photos 10.2.25; proposed plans 4043-03; proposed elevations 4043-04 and application form PP-13765409 10.2.25.

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.

The plans and application form indicate that front garden trees/shrubs are to remain.

The additions are subservient, use existing/complementary external materials and so will not unduly harm the character of the road.

Overall, the application appears to comply with the T&L parts of the policies and guidance listed above.

Conditions & Reasons (if required)			
none			
Date:	27.3.25	Signed:	C Ramsey