

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	241956
Address:	12 Coningham Road, Shinfield, Wokingham, RG2 8QP.		
Proposal:	Householder application for proposed erection of a two storey side extension following demolition of the existing attached garage.		
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 subject to Tree Preservation Order (TPO) 1802/2021, T2, an oak on the rear boundary. The house is set back from the road.

I refer to submissions 213947; 202984; 211377; 232943; proposed plans and elevations A-L-001 July 24 A and existing plans and elevations E-X-001 Jul 24 A.

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 tree has not been located on the plan, but it will not be impacted by the scheme as it is not proximate.

The extension is subservient to the original house and uses design cues such as the pitch of the roof. External materials will match/complement existing. The set back

of the property means the addition will not be dominant in public realm views. In these ways the character of the area will not be unduly impacted.

Conditions & Reasons (if required)			
none			
Date:	12.8.24	Signed:	C Ramsey