

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	243187
Address:	4 Mccraes Walk, Wargrave, RG10 8LN.		
Proposal:	Householder application for the proposed erection of a single storey side extension, single storey rear extension, loft conversion to create habitable accommodation including the insertion of 1no. dormer, plus the insertion of 11no. roof lights and changes to fenestration.		
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 located on a cul-de-sac of similar style dwellings, set back within their plot and with verdant front gardens and boundaries. No.4 and both neighbouring houses are on raised sites. Tree Preservation Order (TPO) 110A/1976 on T7 and T8, being 2 x copper beeches has been served on trees at the front of the site. T7 was given consent for removal in August 2023, as it was considered dead/dangerous. The consent required that the tree be replaced with another copper beech.

I refer to submissions and information 211431; 231513; photos 11.3.25; Proposed Elevations Rev 1 20/35 P102 5.7.21; ISO Rev 1 20/35/ P105 5.5.21 and application form PP-13634250 12.12.24.

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.

From the photos of the site, it does not appear that a replacement tree has been planted. I will therefore require this as part of a landscaping condition for the front of the site. The built form will not directly impact the trees, but the construction and storage of materials phase may, so I have suggested a condition to protect the TPO trees. The application form states that no trees or hedges need to be removed or pruned to carry out the proposal. Looking at aerial, streetview and site photo images it appears boundary hedges have been removed. I will add hedge replacement to the suggested landscaping condition. In these ways that the application can accord with policies such as CC03, CP3 and TB21.

The rear of the property and the 2 neighbouring properties are visible from the public road of Autumn Walk. Currently, the view is of 3 traditional tile and ridge rooves. The proposed dormers will fill the width of the roof of the middle house, no. 4 and carry up to the ridge. I suggest that the massing and scale will appear incongruous in the street scene. The materials proposed are grey, in stark contrast to the existing red roof tiles, again this will be out of keeping.

In Mccraes Walk there is one other house with 2 x small velux style roof windows. These are apparent but discrete in size and impact. The other houses have traditional continuous tiled roofs. I am concerned that the 6, 1.1m x 1.1m lights proposed at no.4 will dominate the roof, and being up on the slope will draw the eye to unduly impact the character of the road. I suggest these aspects are contrary to policies including CP1, CP3, Design Guide R1, R2, R9 and R23 and NPPF section 139.

If the authority is disposed towards consenting to the application, please see the conditions below.

Conditions & Reasons (if required)

Tree protection.

To protect the roots and canopy of the trees at the front of the site. Mesh and stakes or Heras, or fencing to that standard, to be erected from the front to the west side boundary along the driveway and lawn edge. A photograph of the fencing in place to be submitted to the Authority to show compliance with the condition. No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within the area designated as being fenced off i.e. between the fence and the trees or otherwise protected in the Approved Scheme.

The fencing shall not be moved or removed, temporarily or otherwise to facilitate works associated with the Approved Scheme, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

RL7 To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before

development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 .

CL4 Landscaping (amended)

Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted on the rear boundary of the site, and any existing trees or shrubs to be retained.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s). Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

In addition, there shall be submitted to and approved in writing by the local planning authority details of the planting of a copper beech tree (*Fagus sylvatica Purpurea*) in accordance with Wokingham Borough Council tree works application number 231513. This tree will then be subject of the tree preservation order 110A/1976 tree T7.

RL4 To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development)

Date:	12.3.25	Signed:	C Ramsey
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