
MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250815
Address:	Orchard Cottage, Wokingham Road, Hurst, Wokingham, RG10 0SB.		
Proposal:	Householder application for proposed two-storey front porch extension, followed by 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 east, front boundary of the site is on the edge of the Hurst Village Centre Area of Special Character and the edge of Countryside. The plot is on a Green Route. The few properties along the road are set back within their plots behind mature hedges and have no particular design style.

I refer to submissions and information 250784; 170065; PRA SPH/NP/PEA-25/28.03 31.3.25; Letter 31.3.25; proposed elevations 0247-GA-0006 P01 and existing location and block plans existing and proposed site plans 0247-CA-0004 P01.

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 CC02: Development Limits, Policy CC03: Green Infrastructure, Trees and Landscaping, Policy TB21: Landscape Character, Policy TB26: Buildings of Traditional Local Character and Areas of Special 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 changes would be visually minimal as seen from the public road, especially due to the set back and screening boundary treatments. No trees of high amenity will be directly impacted by the scheme as they are not proximate.

I suggest the application complies with the T&L parts of policies and guidance listed above.

Conditions & Reasons (if required)			
none			
Date:	16.4.25	Signed:	C Ramsey