

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service		App No:	250830
Address:	16 Pine Croft Road, Wokingham, RG41 4AL.		
Proposal:	Householder application for proposed single storey rear infill extension with 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 within a housing estate, on a cul-de-sac road, Tree Preservation Order (TPO) 252/1984, T3, an oak bounds the north side of the site, the tree has not featured in aerial images for some years.

I refer to submissions and information 223141; 213772 and proposed plans 2435 003 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.

No trees of high amenity will be directly impacted by the scheme as they are not proximate. The addition is subservient, offers scant views from the public road, so will not unduly impact the character of the area.

Conditions & Reasons (if required)

none

Date:	16.4.25	Signed:	C Ramsey
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