

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242503
Address:	1 Cutbush Close, Earley, Wokingham, RG6 4XA.		
Proposal:	Householder application for the proposed garage conversion to form porch, single story rear extension and an outbuilding following demolition of previous extension and conservatory.		
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 maturing housing development. On the rear east boundary is Tree Preservation Order (TPO) 279/1985, T8, a blue Atlantic cedar, aerial photos show the tree has not been in place for some decades.

I refer to submissions location and block plan P1567-01 Sep 24; plans and elevations P1567-02 Sep 24 and application form PP-13449253 30.9.24.

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, Policy TB06: Development of Private Residential gardens and Policy TB21: Landscape Character, Scheduled Ancient Monuments and Conservation Areas), 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 application form states that there are no trees or hedges on the site that impact the proposal so none that need to be removed or pruned to carry out the proposal. I struggle with this due to the close proximity of so much green infrastructure, some

of which will need to be removed. The outbuilding will be constructed of bricks and tiles, according to the application, although this is visually at odds with the drawing P1567-02. I wonder whether the gym be at the front or the back. Please could these 3 aspects be clarified as they will affect the visual impact of the scheme from the public domain. Policies CP1, CP3, CC03, TB06, TB21, R23 and NPPF section 139 refer.

Conditions & Reasons (if required)			
None, at this time			
Date:	9.10.24	Signed:	C Ramsey