

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242152
Address:	123 High Street, Wargrave, Wokingham, RG10 8DG.		
Proposal:	Householder application for the proposed erection of a single-storey detached outbuilding.		
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 the Wargrave Conservation Area (CA), partially within and on the edge of Countryside and on a Green Route and Green Route Enhancement Area

I refer to submissions 211415; 210299; 211007; 200106; Planning and Heritage Statement; Proposed Floor Plans 24.3499.102 P3; Proposed Elevations 24.3499.103 P3; Proposed Site Plan 24.3499.101 P3 and application form PP-13361117 22.8.24.

National Planning Policy Framework 2024 (NPPF), Wokingham Borough Core Strategy (Adopted 29 January 2010), CP1 – Sustainable development, CP3 - General Principles for development, CP11 - Proposals outside Development Limits (including countryside) and Wokingham Borough Managing Development Delivery Document (Local Plan) – Adopted 21 February 2014, Policy CC02: Development Limits, Policy CC03: Green Infrastructure, Trees and Landscaping and Policy TB21: Landscape Character, Policy TB24: Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens, 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 pool house is not within Countryside and unlikely to be seen from it as it is screened within the plot. Its location and height will offer public views from the Green

Route and CA. The building will urbanise public views as it infills the previously open garden space. So that the application can adhere to policies such as TB24 this could be mitigated with green infrastructure such as tall hedge planting, similar to that seen along the north boundary and secured with a planning condition.

The application form states there are trees within falling distance. This appears to be the case from images of the site and the plans which nominally include trees. The building will be in the rooting area of trees subject to CA status as will other works eg timber retaining wall amendment, resulting in harm to the trees and so to the public amenity. For this reason, given the demarcations of the site and to allow the scheme to comply with policies such as CC03 and CP3 I request an Arboricultural Impact Assessment of the scheme.

Conditions & Reasons (if required)			
n/a at this time			
Date:	5.9.24	Signed:	C Ramsey