

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250602
Address:	Primrose Cottage, Fleet Hill, Finchampstead, Wokingham, RG40 4LH.		
Proposal:	Householder application for the proposed single storey side extension of existing garage to create habitable accommodation ancillary to the existing dwelling. (Retrospective)		
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 in Countryside, the plot detailed in this application is subject to Tree Preservation Order (TPO) 296/1986, W1 on all beech, larch, Norway spruce of whatever age and T11, an oak. The property is located down a private drive and the house affords no views from the public highway. There are views through from the public footpath FINC8 1.

I refer to submissions and information 250253; badger Survey 10.4.25; D&A; BS5837:Tree Survey SPH/5837-25/19.02 20.3.25; site plan 153/04 A Mar 25; proposed plans and elevations 153/02 A Jan 25; application form PP-13843659 13.3.25 and biodiversity statement.

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 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.

The trees on the site have been assessed for impact by the proposal. It appears that damage to trees might occur because of construction activities. As these are mainly TPO trees I have suggested a condition to accord them mitigation from harm. In this way the application could comply with policies such as CC03, CP3 and TB21, also NPPF point 136 and 187.

From a landscape impact perspective, the addition is the same style and height as the adjoining garage and uses complementary/existing external materials. With no roof lights or formal front door and few windows, it appears to be a discrete utilitarian, outbuilding-style addition to the garage. It is located away from the public footpath views. In these ways I suggest the building will not appear unduly out of character in the Countryside location.

Conditions & Reasons (if required)			
CL7: protection of trees			
Date:	30.4.25	Signed:	C Ramsey