

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250821
Address:	10 Danywern Drive, Winnersh, Wokingham, RG41 5NR.		
Proposal:	Householder application for the proposed erection of a single storey front extension and a single storey rear extension with 2 no. roof lanterns following demolition of the existing garage and conservatory and removal of chimneys, plus 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 on a mature, verdant residential road. The house is set back from the road. A mature birch grows on the front corner of the plot. Green backdrop views from the public road are scant. I note consented application 242660.

I refer to submissions and information 242660; photos 8.11.24; PRA Mar 24; pp-13904754 29.3.2; front elevations 2515/01 Mar 25; proposed site plan and parking 2515/SK.1 28.3.25.

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.

According to the signed application from no trees or hedges are to be removed or pruned to undertake the scheme. Given the location of the trees, I will take that to

be the case. However, similar to application 242660 as they are not directly located on the plans, I have suggested a condition to help the application comply with policies such as CP3, CC03 and TB21.

The built changes are subservient as seen from the public domain and external materials will match/complement the existing. The additions respect the building line.

Overall, given tree the retention condition, the application appears to comply with the T&L parts of the policies and guidance listed above.

Conditions & Reasons (if required)			
CL6: Retention of trees and shrubs			
Date:	30.4.25	Signed:	C Ramsey