

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	241826
Address:	45 Amber Close, Earley, Wokingham, RG6 7ED.		
Proposal:	Householder application for proposed single storey side and rear extension, followed by 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 the corner plot of a cul-de-sac, on a maturing housing estate. Trees and hedging in neighbouring gardens can be seen over and around the house.

I refer to submissions site plan P/2485/1 July 24 and elevations P/2485/3.

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.

The neighbouring trees will not be unduly impacted by the built form as they are not proximate.

The proposal is for a single storey addition located away from public realm views. It will not obscure green backdrop, or otherwise harm the character of the estate.

Conditions & Reasons (if required)

none

Date:	7.8.24	Signed:	C Ramsey
--------------	--------	----------------	----------