

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242798
Address:	Westdene, Basingstoke Road, Spencers Wood, Wokingham, RG7 1AP.		
Proposal:	Householder application for proposed single storey rear extension with parapet walls, flat roof and sky lights, plus additional double height feature aperture to the rear elevation. Following the demolition of the existing 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 on a Green Route which features properties of various ages and styles, many of which have been altered over time. Trees and hedges bound the plot.

I refer to submissions 231367; PEA SPH/NP/PEA-23/25.04 9.5.23; block plan 2313-P002 A Nov 24; elevations 2313-P200 A Nov 24 and application form 1911.24.

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 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.

No trees or hedges are to be impacted, according to the application form and I can see from images that that could be the case. Parking and boundary treatments will remain as they are. The alterations will not be apparent from the Green Route.

Conditions & Reasons (if required)

none			
Date:	11.12.24	Signed:	C Ramsey