

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250311
Address:	216B Nine Mile Ride, Finchampstead, Wokingham, RG40 3QD.		
Proposal:	Householder application for the proposed erection of a two storey front extension, single storey side extension, single storey rear extension plus changes to fenestration following demolition of existing garage.		
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. The house is set back within the plot and set amongst properties of varying designs and ages, which have been altered over time. One oak tree of high local amenity value grows in the front lawn of the site.

I refer to submissions and information proposed elevations NMR216b:013 RevP1 Jan 25; block and location plan NMR 216b:001 Jan 25; existing elevations NMR216b:012 Rev P1 and application form PP-13763647 10.2.25.

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.

The application form states that no trees or hedges need to be removed or pruned in order to carry out the proposal. From site images, I will take this to be the case.

The single oak will not be directly impacted by the built form as it is not proximate, but it could be harmed by construction activities as it is close to the driveway access. I have suggested a condition to mitigate this.

The additions are subservient, use existing/complementary external materials, respect the building line, the driveway is to remain as is and so I suggest the proposal will not be out of keeping in the street scene.

Conditions & Reasons (if required)

Condition: Tree Protection

To protect the roots and canopy of the oak tree at the front of the site. Mesh and stakes or Heras, or fencing to that standard, to be erected in arc from the front boundary fence to the east side boundary fence, a minimum of 3.5m from the stem of the tree. A photograph of the fencing in place to be submitted to the Authority to show compliance with the condition. No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within the area designated as being fenced off i.e. between the fence and the trees, or otherwise protected in the Approved Scheme.

The fencing shall not be moved or removed, temporarily or otherwise to facilitate works associated with the Approved Scheme, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

RL7 To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

Date:	25.2.25	Signed:	C Ramsey
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