

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	251036
Address:	Aston Rise, Remenham Lane, Remenham, Wokingham, RG9 3DE.		
Proposal:	Householder application for the proposed erection of a replacement part single-storey, part two-storey ancillary outbuilding, including fenestration following the demolition of an existing part single- storey, part two-storey ancillary outbuilding.		
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 located down a driveway, in Green Belt and Countryside in an area of High landscape quality and sensitivity and low capacity, off a single-track lane. There are scant public realm views eg from public right of way REME6.

I refer to submissions and information 242506; 250099; 250100; application form PP-13975057 28.4.25; site section PL.2410 Mar 25; Arboricultural report 25083 16.4.25; D&A 20.828 30.3.25; planning statement AG/8965 28.4.25

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), CP12 - Green Belt and Wokingham Borough Managing Development Delivery Document (Local Plan) – Adopted 21 February 2014, Policy CC03: Green Infrastructure, Trees and Landscaping, Policy TB01: Development within the Green Belt 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.

This application is more favourable towards trees on the site than 250099 or 250100, just one 'C' classification tree is to be removed. If 250099 was not proceeded with it would be to the benefit of both trees and property. I have suggested 2 conditions to ensure trees are protected.

Application 251036 results in fewer, less scattered built forms and the result is a more ordered, cohesive and proximate scheme than 250099. In this way it would be more appropriate in the Green Belt and Countryside location.

Conditions & Reasons (if required)			
CL6: retention of trees and shrubs			
CL7: protection of trees			
Date:	29.5.25	Signed:	C Ramsey