

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242351
Address:	5 Remenham Terrace, White Hill, Remenham Hill, Wokingham, RG9 3EN.		
Proposal:	Householder application for the proposed single storey rear extension.		
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 in Green Belt and Countryside on a Green Route Enhancement Area road in Remenham Hill Area of Special Character. The property is the end terrace, is Grade II listed and set back from the Green Route behind mature screening hedges. There is access to/from Aston Lane. The house has been altered over time.

I refer to submissions 241032; D&A Sept 24; proposed block plan 11 Sep 2024 TQRQM24255111454356; existing elevations 101-P02 28.4.24, proposed elevations 111-P02 28.8.24 and application form PP-13405414.

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) 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, Policy TB24: Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas), Policy TB26: Buildings of Traditional Local Character and Areas of Special 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 extension will not be visible from the Green Route, being at the rear of the property, but it will be from Aston Lane. The addition is subservient as viewed from the public domain. External materials will complement/match existing as will the design ethos. The built form will appear in keeping in scale and form, from a landscape perspective.

Mature and other plants will be removed to facilitate the build, and this will be apparent from Aston Lane. To conserve/enhance the setting and help enable the scheme to adhere to policies such as CC03, CP3, TB24 and TB26 I have suggested a landscaping condition.

Conditions & Reasons (if required)

CL4:landscaping(amended)

Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping for the northern quadrant of the site, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s). Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

RL4 To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development)

Date:	2.10.24	Signed:	C Ramsey
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