

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250220
Address:	36 and 38 Rose Street, Wokingham, RG40 1XU.		
Proposal:	Householder application for the proposed demolition of the existing conservatory, replacement of 3 no. flat roofs and repairs to 2 no. pitched roofs at the rear, installation of new front canopy roof plus changes to fenestration and erection of garden fencing.		
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 features a listed building within the Wokingham Town Centre Conservation Area (CA) . A tree offering public visual amenity grows at the rear of the plot.

I refer to submissions and information 242929; site plan existing tree plot P003.10-902 13.2.25; Quote 1416 TreeRight Management Method Statement 11.2.25; proposed elevation Street View P003.10-131 18.10.25; D&A P003-10-DA01 1.11.24; site plan proposed P003.10-901 01; planning statement Nov 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, Policy TB06: Development of Private Residential gardens and Policy TB21: Landscape Character, Policy TB24: Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas), Wokingham Borough Council Borough Design Guide Supplementary Planning Document June 2012 and BS5837:2012: Trees in relation to design, demolition and construction – Recommendations refer.

From a landscape impact the two roses by the front doors add so much to the green infrastructure where there is little space for planting. The roses also add to the ethos of the Street name. For these reasons they, or more vigorous replacements must be part of the landscape scheme. Policies CC03, CP3 and TB21 refer. The replacement front doors and windows would not appear out of character with the rest of the street. The rear elevations of the houses offer no public realm views, so I have no opinion about this aspect of the application.

According to the application 1 conifer tree is to be removed being T1, a mature conifer. No reason for its removal has been given. I suspect the conifer is too close to the house. I notice that T2 has erroneously not been included on the site plan proposed P003.10-901 01. But acceptable tree works have been submitted with the application I will work with that. The works include reduction of the canopy of T2, a tree offering public amenity value, please include these if the application receives consent. The site is within the CA so I have suggested a landscaping scheme condition as the plot is likely to be cleared of green infrastructure to facilitate the proposal.

Conditions & Reasons (if required)			
CL4: landscaping			
Date:	24.2.25	Signed:	C Ramsey