

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242726
Address:	15 Gorrick Square, Wokingham, Wokingham, RG41 2PB.		
Proposal:	Householder application for the proposed single storey front extension and two storey rear extension following demolition of 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 in part of a mature housing estate of terraced properties, some of these have been altered over time. Front garden boundary hedges are a notable green feature and character point of the road. This property has separate access from Tangley Drive.

I refer to submissions and information proposed plans and elevations SPR/02 Oct 24; existing plans and elevations SPR/01 Oct 24 and application form PP-13484441 24.10.24.

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.

The front addition will respect the building line, use existing/complementary external treatments and be subservient to the existing building. The rear proposal is also subservient and will not attract public realm views. Overall, this part of the

application appears to comply with the T&L parts of the policies and guidance listed above.

According to the application form no trees or hedges are to be removed and pedestrian/vehicle access and parking will not be changed. This conflicts with the proposed site plan where the front hedge and a rear side boundary hedge are not included. I am not concerned about the rear boundary hedge as there is sufficient green infrastructure at the rear of the site and it does not attract views from public road. But, to allow the application to adhere to policies such as CC03, CP3 and TB21 the front hedge should stay and/or suitable green infrastructure mitigation be included as part of the application. I request that this aspect of the application be clarified.

Conditions & Reasons (if required)			
n/a at this time.			
Date:	24.2.25	Signed:	C Ramsey