

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242868
Address:	3 Byeways Close, Knowl Hill, Wokingham, RG10 9YL.		
Proposal:	Householder application for the proposed erection of a first floor extension, two storey side extension and single storey side and rear extension including replacement garage following demolition of existing single storey rear extension and 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 in Green Belt and Countryside and backs onto the arterial A4, Bath Road Green Route. Trees and green infrastructure are a feature of the plot.

I refer to submissions 242133; 242132; BS5837:2012 Tree Survey and Arboricultural Impact Assessment GHA/DS/122160:24 11.11.24 and Proposed elevations 24/P0271 311 B Aug 24.

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.

The trees are not directly impacted by the development as they are not proximate. Trees, a fence and the location of the built forms within the plot means that there are no views of the house from the Green Route.

The Close once featured single storey houses of the same initial design. This aesthetic is no longer the case thanks to the consented adaptations to no.4. The proposed application for no.3 is comparable to no.4 in terms design as viewed from The Close. Overall scale, ridge height, removal of publicly viewable green backdrop and therefore public visual impact will be similar. In this way I suggest it will not be unduly out of keeping in the street scene, nor harm the character of the area any more than no.4.

It appears from images that trees have been removed and it's likely that soft landscaping will also be removed to accommodate the increase in built form. Therefore, I have suggested a condition to allow the scheme to comply with policies such as CC03, CP3 and TB21.

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, which shall specify species, planting sizes, spacing and numbers of trees and 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.

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:	3.12.24	Signed:	C Ramsey
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