

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242171
Address:	37 Commons Road, Wokingham, Wokingham, RG41 1JJ.		
Proposal:	Full application for the proposed erection of 1 No. detached dwelling following demolition of existing bungalow and detached garage.		
Type of Development:	Minor Dwellings (1-9)		
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 subject to Tree Preservation Order (TPO) 1970/2024 on T1 to T4, all oaks. The existing bungalow is within a line of 8 similarly styles properties.

I refer to submissions 240766; bat scope S1214.001 v.2 29.8.24; tree constraints plan 37 COMMONS RD TCP 06414/2024 R1 May 24; street scene comparison 24-601 006 6.24; proposed site plan 24-601 005 Jun 24 and planning statement.

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 introduction of a two-storey dwelling would disrupt the continuity of the traditional small group of single storey bungalows along this section of the road, especially as there are bungalows either side. The additional height and change in type and style of house would be detrimental to the character of the road, appearing

incongruous and out of keeping in the street scene. This aspect of the scheme should be addressed.

Point 12.02 of the planning statement says 'arboricultural assessment to BS5837:2012 has been prepared and the design has been undertaken taking into account the advised RPA's.'. This appears to be the case for built forms, but not for demolition/construction. If the authority consents to the application, an arboricultural method statement would have to be conditioned to protect the trees and the buildings in the future.

However, 2 TPO trees have been specified for removal. No equivalent mitigation for the loss of amenity has been suggested and I suspect would not be possible given the size of the trees. Therefore, their removal is not tenable, I suggest the scheme will need to reflect that.

Overall, the application appears not to comply with the T&L parts of the policies and guidance listed above.

Conditions & Reasons (if required)			
n/a at this time.			
Date:	24.9.24	Signed:	C Ramsey