

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	251371
Address:	17 Holmewood Close, Wokingham, Wokingham, RG41 4AS.		
Proposal:	Householder application for the proposed erection of single storey extension, changes to fenestration and change of exterior appearance.		
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 on a maturing housing development. The house is set back from the arterial road and offset within the plot. There is a tree subject to Tree Preservation Order (TPO) 513/1989, T4, a sycamore just over the north boundary of the site and other large third-party trees adjacent to it.

I refer to submissions and information site plan SK7; proposed elevations SK4 A May 25 and application form PP-14073791 7.6.25.

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 plans mention ‘permitted development’ but it must be understood that harm to any part of a TPO tree, including roots, is illegal, contrary to the relevant parts of the

current Town and Country Planning Act. Prior permission for works in the impacted area of a protected tree is required from the local authority.

In this case mature trees are in the influencing area of the proposed extension. As this is a full planning application, we require a BS5837:2012 Arboricultural Impact Assessment to offer mitigation to protect both the trees and built forms, as necessary. It is possible that the foundations of the extension may need to be adapted.

As it stands, I suggest the application does not comply with policies such as CC03, CP3 and TB21, NPPF 136 nor section R2 of the Design Guide.

Conditions & Reasons (if required)			
n/a at this time			
Date:	18.6.25	Signed:	C Ramsey