

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242872
Address:	The Swan, Basingstoke Road, Three Mile Cross, Wokingham, RG7 1AT.		
Proposal:	Full application for the proposed demolition of rear extensions preceding the erection of new single storey extension. Addition of pergola and pathway from carpark to new entrance, including associated landscaping. Replacement of existing boundary wall. Removal of existing storage outbuilding. Installation of new driveway.		
Type of Development:	Minor All other developments		
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 located on a Green Route road, in an Area of Special Character and modest development location, which features village centre type properties that have been altered over time. The property itself is Grade II listed.

I refer to submissions 232771; proposed site and parking plan PL.010 P1 Oct 24; proposed west elevation PL.025 P2 Oct 24; existing west elevation PL.020 P1; D&A Oct 24 and BS5837 Arboricultural Impact Assessment & Method Statement 05108R 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 and Policy TB21: Landscape Character, Policy TB24: Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas), Policy TB26: Buildings of Traditional Local Character and Areas of Special

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.

Where relevant, trees are protected. The impact upon T1 is more than suggested by the BS5837:2012, but additional information has been provided to suggest the mitigation will be appropriate. Twelve trees, 4 tree groups, 2 hedges and 3 tree groups are to be removed to facilitate the scheme. Landscaping is muted on the plans. I have suggested 2 conditions to enhance and protect green infrastructure. A landscaping scheme must include trees that will offer visual amenity. As there would be views through the site, I suggest using the overflow carparking land as it is already a green space, as well as the area indicated on the plans. This would allow the application to adhere to policies such as CC03, CP3, TB21, TB26 and TB24.

The structure is subservient. It will be modern in design, incorporate views through to planting and I suggest it will act as enhancing counterpoint to the existing building, as viewed from the Green Route.

Overall, given the addition of appropriate landscaping, the application appears to comply with the T&L parts of the policies and guidance listed above.

Conditions & Reasons (if required)			
CL4: landscaping			
CL6: retention of trees and shrubs			
Date:	10.12.24	Signed:	C Ramsey