

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250409
Address:	122 Hilmanton, Earley, Wokingham, RG6 4HJ.		
Proposal:	Householder application for the proposed erection of a two storey extension to link the garage to the main dwelling, conversion of the garage to habitable accommodation, addition of 3 no. dormers to facilitate creation of first floor accommodation plus changes to fenestration.		
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 at the end of a cul-de-sac, on a modern housing estate. Some neighbouring properties have been altered over time but maintain their original design ethos. Veteran oaks and other mature trees are significant publicly visible amenity features along the footpath at the rear of the property and can be seen from between and over the buildings of Hilmanton.

I refer to submissions and information 031349; 021102; proposed floor elevations RG64HJ – PP – 103 A 15.11.24; propose elevations RG64HJ – PP – 104 A 15.11.24; BS5837:2012 Tree Survey and Arboricultural Impact Assessment GHA/DS/122460:24 28.3.24 and application form

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, Guidance: Ancient woodland, ancient trees and

veteran trees and BS5837:2012: Trees in relation to design, demolition and construction – Recommendations refer.

A tree report has been submitted which locates the relevant trees and suggests that the new built form will impact the rooting area of T3 of the report. The permanent form will be well within the suggested 20% maximum incursion of the BS5837:2012, so I am not unduly concerned about this aspect. However, the demolition/building phase would be within the rooting area of the tree, so if the proposal receives consent, I have suggested a condition for its protection. This will help the application accord with the relevant parts of policies such as CC03, CP3 and TB21. The veteran trees are sufficiently far from the scheme (i.e. more than 15m as defined in *Government Guidance: Ancient woodland, ancient trees and veteran trees: advice for making planning decisions*) so they will not be directly affected.

My concerns regard the appearance of the scheme and the impact of the addition on the green backdrop. All other garages along the road feature garage door fronts. This gives a synergy and pattern of design to the road which is part of its character. I suggest that to alter this to be wall and windows would appear as incongruous, out of keeping and so harm the character of the area. Dormer second storey windows are a feature of the road, so I have no objection to them. The link would block out the existing views through to the green backdrop, contrary to Design Guide R23. In this way the application would appear not to comply with R23, to local policies such as CP1, CP3, CC03, TB21 and NPPF 139.

Conditions & Reasons (if required)			
CL7: tree protection.			
Date:	10.3.25	Signed:	C Ramsey