

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250150
Address:	3 Fawcett Crescent, Woodley, Wokingham, RG5 3HX.		
Proposal:	Householder application for the proposed two storey front, side and rear extension, plus changes to fenestration and the conversion of the roof into habitable living accommodation.		
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 within a mature housing development. The house is one of a row of semi-detached properties. Many of these have been altered over time but are still separated at 2nd storey level, allowing public views above any single storey built forms and maintaining the openness of the street scene. The area is subject to Tree Preservation Order (TPO) 3/1951, W3, on woodland trees of whatever age.

I refer to submissions and information block plan TQRQM25023203916346/ Planning 23.11.24; proposed plan RDO/2/2/A/3/D3ppB Dec 24; proposed elevations RDO/2/2/A/3/D4ppA Dec 24 and application form PP-13716698 22.1.25.

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 application form states that no trees or hedges need to be removed or pruned to carry out the proposal. I can see from public images that this would be the case.

My concern is that the side addition is not subservient. It's two storey elements will permanently block views through, and the massing and extent will appear incongruous in the local landscape. Therefore, I suggest this part of the scheme is contrary to Design Guide R1, R2, R9 and R23 and policies including CP1, CP3, TB21 and section 139 of the NPPF.

Conditions & Reasons (if required)			
n/a			
Date:	19.5.25	Signed:	C Ramsey