
MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250196
Address:	6 Venus Close, Wokingham, Wokingham, RG41 3GG.		
Proposal:	Householder application for the proposed erection of two storey side extension replacing existing side elevation.		
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 estate, at the end of the cul-de-sac and adjacent Woosehill Meadows Local Wildlife Site public open space which features a Greenway Route, Route B. Trees are a feature of the locality.

I refer to submissions and information proposed plans and elevations RD01/1/25/A/PP/D2Br1 Jan 25; application form PP-13729046 27.1.25 and existing RDO/1/25/A/PP/D1 Jan 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.

Externally, the addition is a replacement for the existing, so will not unduly change the character of the area.

Aerial images show the south side of the house has been cleared of green infrastructure in recent years. However, trees remain which may be impacted by the

processes required to achieve the development. I request an Arboricultural Method Statement for assessment to offer mitigation for harm to the trees. And to prevent further tree and shrub removal, given the association with the public open space, I have suggested conditions.

Conditions & Reasons (if required)

CL6: Retention of trees and shrubs

CL7: Protection of trees

Date:	19.2.25	Signed:	C Ramsey
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