

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250172
Address:	Springholme, Basingstoke Road, Three Mile Cross, Wokingham, RG7 1AS.		
Proposal:	Householder application for the proposed loft conversion to create habitable accommodation along with changes to fenestration to include 2no. dormers and installation of roof lights.		
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 Green Route. The property is a bungalow amongst a line of similar style properties, some have dormers and roof alterations.

I refer to submissions and information photos; proposed view A 01 and proposed elevations A08 and application form PP-13723905 25.1.25.

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.

There are no trees of note to be impacted by the built form. The front parking/garden are will not change.

The alterations are subservient to the original house and use existing/complementary external materials.

Overall, I suggest that the changes will not be out of keeping in the street scene.

Conditions & Reasons (if required)			
none			
Date:	19.2.25	Signed:	C Ramsey