

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242399
Address:	1 Pages Croft, Wokingham, Wokingham, RG40 2HN.		
Proposal:	Householder application for the proposed erection of a single storey outbuilding.		
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 Pages Croft, but faces a Green Route. The plot features trees of various ages and species which contribute to the sylvan nature of neighbouring gardens of houses along the Route. The surrounding area has a spacious, verdant appearance, characterised by detached houses set well back from the road in good sized plots.

I refer to submissions 200485; 191948; plans 24/PCW/011 1/1 A and 012 and 02 and 03 and application form PP-13422974.

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, Policy TB06: Development of Private Residential gardens 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 on the property or on adjoining properties which are within falling distance of the proposed development and so no

trees or hedges need to be removed or pruned to carry out the proposal. Looking at street views there are trees in the proximity of the proposal, so this part of the application appears to be erroneous. From a 'tree' perspective the application is therefore contrary to policies such as CC03 and CP3.

From a landscape perspective the building will be circa 3m high and 9m long and next to the Easthampstead Road boundary, so will be very clearly seen from this Green Route. The location of the cabin so close to the close-board fence allows no room for screening green infrastructure. The cabin is in front of the build line compared to neighbouring houses along the road and disrupts the continuity of built form along the Green Route. I consider that the building would have a visually detrimental impact on the character and appearance of the area because of its size, occupying approximately a quarter of the width of the site, and its location near the front boundary fence.

Overall, I suggest the proposal would harm the character and appearance of the surrounding area and the Green Route, contrary to the T&L parts of the policies and guidance mentioned above.

Conditions & Reasons (if required)			
n/a			
Date:	3.10.24	Signed:	C Ramsey