

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	241888
Address:	14 Wiltshire Avenue, Crowthorne, Wokingham, RG45 6NG.		
Proposal:	Householder application for the proposed raising and modification of the roof to create first floor accommodation and second floor storage with installation of rooflights, erection of a part single part two storey rear extension, changes to fenestration and conversion of the detached garage to habitable 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 on a tree lined residential road featuring individual houses, set back within their plot. Many properties have been altered over time.

I refer to submissions 233156; BS5837:2012 tree survey and arboricultural impact assessment 5.6.24 GH/DS/222160:24; bat survey C1212.001 8.Jul 24; proposed second floor plan and elevations SP/23/ 11 C Aug 23 and location and site plan 12B Dec 23; letter 22.July 24.

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 trees on and adjacent to the site have been accommodated in the arboricultural submissions. I have suggested a condition to make the tree protection fencing site specific.

The design of the main dwelling is traditional and the ridge height in line with neighbouring no.12. The garage conversion is externally discrete. There are no changes proposed to the front garden layout. Given the set back and that other houses along the road have been altered, I suggest the scheme will not be unduly out of character in the street scene.

Overall, the application appears to comply with the T&L parts of the policies and guidance listed above.

Conditions & Reasons (if required)			
CL7: tree protection			
Date:	7.8.24	Signed:	C Ramsey