

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242643
Address:	2 Victor Way, Woodley, Wokingham, RG5 4UZ.		
Proposal:	Full application for the change of use from amenity land to residential, following a two storey side extension and a single storey rear extension, a garage conversion and changes to fenestration. Followed by the demolition of the existing conservatory.		
Type of Development:	Other Change of Use		
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 a corner plot within a maturing housing development featuring set back houses, some altered over time and many with verdant public facing gardens.

I refer to submissions 240774; planning statement 18.10.24; proposed elevations 24/944-04 O6+ct 24; site and location plan 24/955-05 Oct 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.

It appears that most of the existing planting will remain, including the juvenile front garden trees. The boundary treatments use brick and close-board fencing, both of which can be seen locally. The rear garden building will be moved, but have a similar visual impact to the existing, assuming it is of the same dimension.

My only concern is that the two-storey extension is not subservient. No justification for this has been given. I note that in the D&A for the addition at neighbouring 8 Armstrong Way a lower roof line than the donor house is incorporated so that it does 'not negatively impact upon the visual character of the surrounding area'. As 2 Victor Way is located on a prominent corner plot, I suggest that the two-storey element should be subservient for the same reasons, this would allow the scheme to comply with R23 of the design guide.

The boundary changes, driveway and side garden extension will require the removal of a tree and publicly viewable shrubs, so I have suggested conditions to allow the application to adhere to the relevant T&L policies noted above.

Conditions & Reasons (if required)			
CC1: Details of boundary walls and fences			
CL4: Landscaping			
Date:	5.11.24	Signed:	C Ramsey