

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242885
Address:	343 Nine Mile Ride, Finchampstead, Wokingham, RG40 3NH.		
Proposal:	Householder application for the proposed erection of a single storey rear/side extension plus changes to fenestration.		
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 being the arterial Nine Mile Ride, it features a green backdrop, much of which is in Countryside and subject to Tree Preservation Order (TPO) 555/1992, W1, on all Birch, Oak, Scots Pine and Rowan of whatever age. The Ride displays dwellings of various styles and ages, set back from the road.

I refer to submissions 242884; 210316; proposed block plan 16 Sep 24; proposed elevations 13 Aug 24; existing block plan and existing elevations 03 Aug 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 CC02: Development Limits, 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 additions do not impact the outline of the house as viewed from the Green Route, so do not obscure the green backdrop any more than the existing. Trees of amenity on/adjacent to the site are not impacted as they are not proximate. The front garden/drive of the house will not change.

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

Conditions & Reasons (if required)			
none			
Date:	4.12.24	Signed:	C Ramsey