

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape	To (Case Officer):	Rowan Reynolds
Service	WBC Landscape and Trees	App No:	242437
Address:	125 Beech Lane, Earley, Wokingham, RG6 5QD.		
Type of Development:	Other Householder		
Proposal:	Householder application for the proposed erection of a two storey front,side and rear extension and a single storey rear extension with a balcony and changes to fenestration and installation of game room.		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
- ☐ Recommend approval with no conditions
- ☒ Recommend refusal for the reason(s) **stated below**;
- ☒ Negotiate the amendments **stated below**; or
- ☒ Request further information before determination as **stated below**.

Comments On Proposal

I have noted the demarcations of the site in my response of 14.11.24.

I refer to site photos 22.11.24; site and location plan 24/954-04 A Aug 24; proposed plans and elevations 24/954-02 A Aug 24; existing plans and elevations 24/954-01 A Aug 24 and Arboricultural Impact Assessment and Method Statement BS5837:2012 AAAIA125B 14.10.24 (AIA).

It appears that the location of the rear boundary building has now been confirmed on the site plans. This location differs to the AIA and so the third-party tree mitigation to prevent harm to trees/building is inaccurate. The requested information for the veteran monolith, T2 of the AIA, has not been submitted.

Please request this information as it will inform the design of the scheme. Section 4.2.3 of the BS5837:2012 refers.

As it stands the application still appears to be country to policies CC03, CP3, TB21 and NPPF point 186 c.

Conditions & Reasons (if required)

n/a at this time			
Date:	10.12.24	Signed:	C Ramsey