

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250778
Address:	59 Evendons Lane, Wokingham, RG41 4AD.		
Proposal:	Householder application for the proposed two storey rear extension following the demolition of the existing sunroom, loft conversion with new roof and 2 front dormer windows. Along with a front porch, new boundary gates, changes to fenestration and detached garage/ 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 a mature residential road featuring houses of varying designs and ages, many of which have been altered over time. The Lane features a mix of hard landscaping with green infrastructure at the front of a site. Green backdrop can be seen from the public road above the existing bungalow.

I refer to submissions and information proposed gates and street scene pp014 A Mar 25; proposed block plan; proposed detached garage PP008 A Mar 25; proposed elevations PP009 B Mar 25; parking and gates PA010 A Mar 25 and application form PP-13896359 27.3.25.

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 application form states that no trees or hedges need to be removed or pruned to carry out the proposal. Is the existing hedge the one illustrated on 'parking and gates' and 'proposed gates and street scene'? Please confirm this, otherwise a landscaping condition will be needed to support a new hedge.

I am concerned about the height of the proposed house as it will be circa 1m taller than the adjacent tallest house so could appear overbearing and out of keeping in the street scene. Design Guide section R23 refers.

Conditions & Reasons (if required)			
n/a at this time.			
Date:	15.4.25	Signed:	C Ramsey