

# MEMORANDUM

|                             |                                                                                                                                                                                                                                                                                                                                                                                           |                |        |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | Brigitte Crafer<br>Landscape Architect                                                                                                                                                                                                                                                                                                                                                    |                |        |
| <b>Service</b>              | WBC Landscape and<br>Trees                                                                                                                                                                                                                                                                                                                                                                | <b>App No:</b> | 252001 |
| <b>Address:</b>             | 9 Hart Dyke Close, Wokingham, RG41 2HQ.                                                                                                                                                                                                                                                                                                                                                   |                |        |
| <b>Proposal:</b>            | Householder application for the proposed erection of single-storey rear extension with 2 no. roof lanterns following demolition of existing conservatory and pergola. Loft conversion creating additional accommodation with 1 no. dormers and 1 no. rear Juliet balcony. Single-storey extension to garage including loft conversion creating habitable accommodation with 1 no. dormer. |                |        |
| <b>Type of Development:</b> | Other Householder                                                                                                                                                                                                                                                                                                                                                                         |                |        |
| <b>Site Visit Made:</b>     | 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 within the Wokingham town settlement area and adjacent to the countryside. There are 2 protected trees on the site in the NE and SE corners of the rear garden; TPO1564/2017 T28 Oak, and T27 Oak.

The development is a rear extension and poses no threat to the protected or other trees all of which can be adequately protected during construction.

A single storey extension to the garage is proposed which will result in the removal of all or part of a Cherry Laurel hedge, and a shrub which conflicts with development. I have no objection to their removal although there may space to reinstate some of the hedge planting next to the boundary to maintain the landscape character.

An Arboricultural Report to BS5837:2012 and a Tree Protection Plan has been received and is acceptable. I need no further information on trees unless there are any approved design changes.

| Conditions & Reasons (if required) |         |                |     |
|------------------------------------|---------|----------------|-----|
| N/A                                |         |                |     |
| <b>Date:</b>                       | 3.10.25 | <b>Signed:</b> | BRC |