

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242890
Address:	31 Wiltshire Road, Wokingham, Wokingham, RG40 1TS.		
Proposal:	Householder application for the proposed erection of a new front porch,two storey side and a single storey side extension with installation of roof lights, dormer window and 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 located on a Green Route road featuring properties, set back within their plots which have been altered over time. Tree Preservation Order (TPO) 86D/1975, has been served on T3 a cypress and T2, a lime. The trees grow on the Green Route boundary of the site.

I refer to submissions 231222; 241248; 241987; photos; plans and elevations 22404-4 01 D 22.4.24; landscaping 8.5.24; planning statement 14.11.24; BS5837:2012 Arboricultural Method Statement 5.7.24 GHA/MS/160778:24.

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.

The extensions do not enter the root protection area of trees, but as the AIA shows, construction activities and car parking changes would. Mitigation for the impacts to

trees has been provided in the AMS, I have suggested a condition to include this in a consent, should it be granted.

The additions are subservient, use complementary/existing style external materials and so will not be out of keeping in the street scene. There are publicly visible boundary and front of plot changes with TPO tree considerations (dealt with in the AMS) and the property is on a Green Route, but there is an acceptable landscaping submission.

Conditions & Reasons (if required)

CL7 – protection of trees (amended)

No development or other operations shall take place except in complete accordance with the BS:5837 'Arboricultural Method Statement 5.7.24 GHA/MS/160778:24' (hereinafter referred to as the Approved Scheme).

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

RL7 To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

Date:	5.12.24	Signed:	C Ramsey
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