

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250708
Address:	227a Nine Mile Ride, Finchampstead, Wokingham, RG40 3QA.		
Proposal:	Householder application for the proposed erection of a single storey front, side and rear extension plus changes to fenestration, installation of roof lights, following the demolition of the existing conservatory,garages and chimney.		
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 featuring properties of varying ages and designs, many of which have been altered over time. The property is semi-detached, set back within its plot. A green backdrop is a feature of the area. The front of the site mainly comprises permeable hard surfacing. Trees offering public amenity grow in the adjacent front garden.

I refer to submissions and information PRA R2931_PRA_a; Proposed Plans and Elevations M-2819-1 Jan 25 and application form PP-13877741 21.3.25.

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 tree roots in the site will be protected by the driveway surface, in this instance. The green infrastructure at the front of the plot is to remain.

The additions are subservient and single storey, so green backdrop views will still be apparent from the Green Route. The front extension respects the building line. The design is such that external materials will match existing.

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

Conditions & Reasons (if required)			
none			
Date:	2.6.25	Signed:	C Ramsey