

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	251218
Address:	58 Woodward Close, Winnersh, Wokingham, RG41 5UU.		
Proposal:	Householder application for the proposed erection of a single storey rear extension.		
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 the edge of a verdant maturing housing estate. Many houses have been altered over time. The site is impacted by publicly owned third party trees on the east boundary with Watmore Lane, including a Notable tree, number 218519 of the Ancient Tree Register. To the south is Countryside.

I refer to submissions and information photos 26.6.25; location map and site plan PL/A702/04 May 25; Tree Survey & Arboricultural Impact Assessment 25_5837_06_14 16.6.25 and proposed elevations PL/A702/03 May 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.

T3 of the tree survey would likely be the Notable tree, it is sufficiently far from the proposed built form not to influence the scheme. Other relevant trees are protected in the tree protection plan; I have suggested a condition to ensure this is the case.

The addition is subservient, uses complementary external materials and will attract scant public views, being set back, away from the highway and Countryside.

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 'Tree Survey & Arboricultural Impact Assessment 25_5837_06_14 16.6.25' (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:	1.7.25	Signed:	C Ramsey
--------------	--------	----------------	----------