

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250651
Address:	120 Fairwater Drive, Woodley, Wokingham, RG5 3JB.		
Proposal:	Householder application for a proposed single storey side and 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 a mature residential street, subject to Tree Preservation Order (TPO) 3/1951, W3, on all woodland species trees. Many of the properties have been altered over time. There are scant green backdrop views over the existing garage.

I refer to submissions and information existing and proposed front and rear elevations NP202569/E1 14.3.25 and proposed block plan NP202569/PBP 14.3.25.

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.

There are no trees of high public amenity value that will be directly impacted by the development.

The additions are subordinate to the original building and use complementary/existing style external materials. The garage roof raises the profile

of the built form so that less green backdrop is visible, but I suggest this is to an acceptable minor degree.

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

Conditions & Reasons (if required)			
none			
Date:	22.4.25	Signed:	C Ramsey