

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250194
Address:	57 Cartmel Drive, Woodley, Wokingham, RG5 3NG.		
Proposal:	Householder application for the proposed single storey rear extension and the erection of 1 no. sky light.		
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 subject to Tree Preservation Order (TPO) 3/1951, W3, on woodland trees of any age. There appear to be trees growing on the rear boundary.

I refer to submissions and information block plan 27.1.25; proposed single storey rear extension FD/458/125 B.

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 built form is sufficiently far from the trees that it will not directly impact them. There will be no views from the public realm which will harm the character of the road.

Conditions & Reasons (if required)

none

Date:	17.2.25	Signed:	C Ramsey
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