

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250286
Address:	4 Brompton Close, Earley, Wokingham, RG6 3XF.		
Proposal:	Householder application for the proposed erection of a single storey side extension to form a garage, a first floor rear extension and a detached single storey outbuilding, plus installation of additional hardstanding.		
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 driveway, off a cul-de-sac in a maturing housing development. Screening, rear boundary trees can be seen from the locally arterial Kilnsea Drive. The rear of the property is set back from this road, behind an area of managed third-party open space.

I refer to submissions and information 242966; photos 18.12.24; block plan AS03124-BP01 REV C Nov 24; proposed outbuilding floor plan and elevations AS03124-05 Nov 24 and proposed elevations AS03124-04 B Nov 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 proposed outbuilding is located such that some boundary trees will have to be removed. This would be visually detrimental to the current green backdrop as seen

from Kilnsea Drive. I have suggested landscaping to mitigate to some degree, for the loss. The driveway will be partly in the rooting area of small trees. I feel it would be onerous to request a full BS5837:2012 in this instance, so I have suggested an informative and a tree retention condition. These precautions would help the application comply with policies such as CC03. CP3 and TB21.

At circa 2.5m high the outbuilding will be clearly visible from public areas, but as it is flat roofed, will be set back from the Drive and seen against taller houses, I suggest, given additional planting, that it will not be out of keeping in the street scene.

I believe the additions to the house will be of a scale and design such that they will integrate into the area.

Conditions & Reasons (if required)

CL4: Landscaping (amended)

Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping for the rear of the plot, which shall specify species, planting sizes, spacing and numbers of trees to be planted, and any existing trees or shrubs to be retained.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s). Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development)

CL6: retention of trees and shrubs

Informative: Tree Protection

To protect the roots and canopy of the trees at the front of the site. Mesh and stakes or Heras, or fencing to that standard, to be erected around the outer canopy of the trees as noted on block plan AS03124-BP01 REV C Nov 24. A photograph of the fencing in place to be submitted to the Authority to show compliance with the condition. 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 the area designated as being fenced off i.e. between the fence and the trees, or otherwise protected in the Approved Scheme.

The fencing shall not be moved or removed, temporarily or otherwise to facilitate works associated with the Approved Scheme, 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.

Date:	4.3.25	Signed:	C Ramsey
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