

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250366
Address:	10 Luckley Wood, Wokingham, RG41 2EW.		
Proposal:	Householder application for the proposed single storey side and rear extension. Plus, the installation of a patio, roof lights and changes to fenestration. Following the demolition of the existing conservatory and the existing decking.		
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 verdant, maturing housing development featuring similar age and design-style houses. Some properties have been altered over time.

I refer to submissions and information D&A Feb 25; arboricultural report APA/AP/2024/126 7.2.25; existing external elevations 24-10LW-PL-02.1 Jan 25 and application form PP-13764251 10.2.25.

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 additions are subservient, use existing/complementary external materials and will attract scant views from the public road. In this way the scheme accords with relevant landscape policies.

There are various trees on the site. Two fruit trees are to be removed. One within the plot. As the site is suitably tree covered, I suggest that a replacement is not required, in this case.

But, the tree with highest public visual amenity, T3, a mature beech, has not been afforded the correct root protection area (RPA). No account has been taken of the road where there will be scant roots in the growth suboptimal surface and sub surface. This is especially the case in this instance as excavating road works for a service run have been undertaken near to the tree in recent years. The roots will likely take up the soft landscaping within the plot and adjacent gardens. Point 4.6.2 of the BS5837:2012 refers. In this instance, relevant ground protection has been illustrated for T3 on the Tree Protection Plan. However, it is not specified in the report. Please request that this be changed. T3 offers high local public amenity and is a category B1/A tree.

If the arb report was amended, I would be able to support the application.

Conditions & Reasons (if required)			
n/a at this time			
Date:	4.3.25	Signed:	C Ramsey