

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250450
Address:	Warren Lodge, Squirrel Walk, Wokingham, Wokingham, RG41 3AS.		
Proposal:	Householder application for the proposed erection of a front canopy roof following demolition of the existing porch, erection of a single storey side/rear extension, a bin store, plus changes to fenestration and associated landscaping.		
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 includes trees which offer public visual amenity as a green backdrop as seen from the Green Route of the arterial Reading Road. The house sits amongst buildings of no prominent design style.

I refer to submissions and information 243221; photos 18.3.25; Arboricultural Implications Assessment for Proposed Extension J66.27 25th February 2025 and D&A Feb 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.

As there is a variety of built forms in the locality, I suggest the additions would not appear unduly out of character for the area.

Trees are to be removed to facilitate the build, these have been assessed as 'C' category and not suitable for retention. I have suggested conditions to attempt to maintain and replace the amenity, as far as can be accommodated on the plot.

Remaining trees are protected in the arb submissions, I have suggested a condition to ensure this is the case.

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, which shall specify species, planting sizes, spacing and of 4 x trees of amenity value and shrubs 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

CL7 – protection of trees (amended)

No development or other operations shall take place except in complete accordance with the BS:5837 'Arboricultural Implications Assessment for Proposed Extension J66.27 25th February 2025' (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:	19.3.25	Signed:	C Ramsey
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