

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250025
Address:	1 Culford Close, Earley, Wokingham, RG6 3AS.		
Proposal:	Full application for the proposed change of use from amenity land to residential curtilage, following a garage conversion and changes to fenestration.		
Type of Development:	Other Change of Use		
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 the corner of Hawkdon Way, an arterial road within the maturing housing estate of Lower Earley. The houses of Culford Close are of mixed design, some have been altered over time, all with integral/attached garages.

I refer to submissions and information photos; existing & proposed plans & elevations Sept 24 01 A and application form 7.1.25.

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 new wall will reduce the amount of green amenity space visible from public roads. However, in this case, the bend of the Hawkdon Way road by no.1 Culford Close leads the eye away from the wall so that it would not obscure views along the road. A small amount of grass would be removed from public view, but more obvious

green infrastructure is to remain, according to 'existing & proposed plans & elevations Sept 24 01 A'.

The wall will be built to match the existing in height, materials and design. The removal of the garage door will alter the look of the house. But a window is proposed, of similar style to others, rather than an expanse of wall. Also, two evergreen trees in the front garden partly screen the property (as shown on 'existing & proposed plans & elevations Sept 24 01 A', I have suggested a condition so that these remain), so that the change will not appear unduly incongruous in the street scene. Driveway parking provision will remain as is.

Conditions & Reasons (if required)

CL6:retention of trees/shrubs/hedges

Date:	6.2.25	Signed:	C Ramsey
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