

# MEMORANDUM

|                             |                                                                                      |                |        |
|-----------------------------|--------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | Coralie Ramsey<br>Trees and Landscape                                                |                |        |
| <b>Service</b>              | WBC Landscape and<br>Trees                                                           | <b>App No:</b> | 243103 |
| <b>Address:</b>             | 12 Corbett Gardens, Woodley, Wokingham, RG5 4JY.                                     |                |        |
| <b>Proposal:</b>            | Householder application for the proposed erection of a single storey rear extension. |                |        |
| <b>Type of Development:</b> | Other Householder                                                                    |                |        |
| <b>Site Visit Made:</b>     | 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 cul-de-sac, of similar age and style dwellings, many of which have been altered over time.

I refer to submissions block and location plans SNOOK-1124-05; proposed elevations SNOOK-1124-02; proposed ground floor plan SNOOK-1124-01 and application form PP-13625386 9.12.24.

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 addition will not attract views from the public highway as it is at the back of the property. Therefore, it will not impact the character of the area.

A tree is noted on the plans. I believe that it and other trees on the site will not be unduly harmed by the proposed built form as it is not proximate. It may be impacted

by the construction and storage phase o the development, so I have suggested an informative.

#### **Conditions & Reasons (if required)**

##### **Informative: Tree Protection**

To protect the roots and canopy of the trees at the rear of the site. Mesh and stakes or Heras, or fencing to that standard, to be erected around the trees at the outer canopy line. 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.

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| <b>Date:</b> | 18.12.24 | <b>Signed:</b> | C Ramsey |
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