

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250010
Address:	71 London Road, Wokingham, RG40 1YA.		
Proposal:	Full application for the proposed change of use of the property to supported living accommodation (Use Class C2), plus erection of a two storey front/side extension and a single storey side/rear extension, associated landscaping, parking, installation of PV panels and bin storage, following demolition of the existing attached garage and single storey rear extension.		
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 a Green Route, being the arterial A329 London Road. It currently features a verdant front garden and hedge, adding to the green infrastructure of the Green Route. The London Road at this point includes various types of development.

I refer to submissions and information Arboricultural Implications Assessment 12.12.24; D&A 350-C1-D+a Dec 24; B.S. 5837 Arboricultural Method Statement 12.12.24; proposed plans and elevations 350-1206-D Sept 24 and proposed site plan 350-1207-G Sept 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.

Important public facing green infrastructure is to remain, but there are some necessary changes to the front of the site. Details of site and function specific landscaping for the front of the site and tree planting at rear of the plot could be provided by Condition. Tree and hedge protection has been suggested and can be specified by Condition. In these ways the scheme could adhere to policies such as CC03, TB21 and CP3.

The extensions are subservient, use complementary external materials and design cues and respect the building line. The loss of the garage and other external changes are not unique along this stretch of the London Road. Overall, the scheme appears to comply with planning principles such as Design Guide R23.

Conditions & Reasons (if required)

CL4:landscaping

CL7 – protection of trees (amended)

No development or other operations shall take place except in complete accordance with the BS:5837 'B.S. 5837 Arboricultural Method Statement 12.12.24' (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:

29.1.25

Signed:

C Ramsey