

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242580
Address:	40 Reading Road, Wokingham, RG41 1EH.		
Proposal:	Full application for the proposed erection of a single storey rear extension to the existing office space and changes to fenestration.		
Type of Development:	Minor All other developments		
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 located on a Green Route road and is subject to Tree Preservation Order (TPO) No.1868/2022 T1 and T2 on 2 x Limes and T3, on a Yew. Other TPOs abound the south and east of the site but are not impacted by this proposal. The main building and brick wall is Grade II* listed. A notable Beech number 218423 on the Ancient Tree Inventory was recorded south of the house in 2008. There have been numerous extensions and additions to the building over time.

I refer to submissions 241010; 231758; landscape details; D&A; proposed floor plan and rear elevation 2332/22 and site and block plan 2332/24.

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, Policy TB24: Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas), 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 TPO and other trees are mainly protected by hard landscaping. Where the access route of plant and materials and storage of such is in the soft landscaping, I believe those activities will not unduly harm the trees as they will not be proximate.

The landscape character views would be mainly screened from the public realm by the protected wall, other built forms and green infrastructure.

Conditions & Reasons (if required)			
none			
Date:	26.11.24	Signed:	C Ramsey