

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242457
Address:	High View, Basingstoke Road, Spencers Wood, Wokingham, RG7 1AL.		
Proposal:	Householder application for the proposed erection of a two storey front,side and rear extension and a single storey rear extension with changes to fenestration.		
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 is on a Green Route featuring houses setback within their plots, of various ages and design styles. Tree Preservation Order (TPO) 578/1993, T3, a sycamore grows near the south entrance of the site. A yew tree and hedges bound the front of the plot.

I refer to submissions photos 25.11.24; existing and proposed block plans parking 2417-P105 Sept 24; existing and proposed external elevations 2417-P101 Sept 24 and application form PP-13438300 26.9.24.

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 TPO tree is not of a size and therefore proximity such that it will be unduly harmed by the works. The application form states that a laurel hedge will be pruned,

I take that to be the rear south side boundary hedge. The yew and front boundary hedges will also stay, according to the application. They offer public green amenity to the Green Route; their retention helps the scheme to accord with policies such as CC03 and CP3.

The side additions are not subservient, as required in R23 of the Design Guide. However, the Design Guide states that, exceptionally, a more seamless design could be considered acceptable. In this case, I suggest the design symmetry created by the proposal would not be visually out of place in this particular street scene.

Conditions & Reasons (if required)			
none			
Date:	3.12.24	Signed:	C Ramsey