

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242339
Address:	83 Wilderness Road, Earley, Wokingham, RG6 7RF.		
Proposal:	Householder application for the proposed single storey rear and two storey side extension with sky lights and 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 located along a Road featuring houses of mixed ages and designs. Many properties are set back within their plots with planted front gardens giving a verdant character to the Road at this point.

I refer to submissions bat survey 241852; proposed elevations RWLE PL-401 B 24.8.24; location and block plan PL-100 B 24.8.24 and application form PP-13402301 11.9.24.

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, Policy TB06: Development of Private Residential gardens 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 boundary with no.85 includes large shrubs which can be seen from the public realm and these will need to be cut back to the boundary line to facilitate the build. I suggest that they are sufficiently robust to withstand the works.

The scheme is set back and of a scale, mass, subservient height and uses matching/complementary external materials so that it will not unduly impact the character of the area. Parking will not change.

Overall, the application appears to comply with the T&L parts of the policies and guidance listed above.

Conditions & Reasons (if required)			
none			
Date:	7.11.24	Signed:	C Ramsey