

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250570
Address:	338 Barkham Road, Barkham, Wokingham, RG41 4DE.		
Proposal:	Householder application for proposed single storey side and rear extension along with alterations to the existing roof 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 on residential Green Route road. The property is set back within its plot and includes a mature, verdant side boundary

I refer to submissions and information site photos; PRA R2876_PRA_a Mar 25; proposed GF plan 1A-26.2.25 02; proposed elevations 1A-26.2.25 06; location plan/parking plan 1A-26.2.25 07 and application form PP-13845277 11.3.25.

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 application form states no trees or hedges need to be removed or pruned in order to carry out the proposal and parking will not change. I will take this to be the case. Given the Green Route status, green infrastructure is important in the scheme to allow it to comply with policies such as CC03, CP3 and TB21.

The changes are at the rear of the site and will not offer views from the Green Route.

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

Conditions & Reasons (if required)			
none			
Date:	27.3.25	Signed:	C Ramsey