

# MEMORANDUM

<b>From:</b>	Coralie Ramsey Trees and Landscape		
<b>Service</b>	WBC Landscape and Trees	<b>App No:</b>	250292
<b>Address:</b>	58 Malone Road, Woodley, Wokingham, RG5 3NJ.		
<b>Proposal:</b>	Householder application for the proposed two storey side extension with infill single storey rear extension. Followed by the conversion of the outbuilding/garage into habitable accommodation. Plus, the installation of roof lights and changes to fenestration.		
<b>Type of Development:</b>	Other Householder		
<b>Site Visit Made:</b>	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 subject to Tree Preservation Order (TPO) 3/1951, W3 on all woodland trees of whatever age. The house is a semi-detached dwelling, linked by garages, on a mature road of similar age houses, many of which have been altered over time.

I refer to submissions and information 201276; D&A Jan 25; Existing & Proposed Block Plan PP-172-RG-04 172; Existing & Proposed Elevations Plan PP-172-RG-01 172 and application form PP-13745496 3.2.25.

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.

No.59 has recently installed a 2-storey garage replacement, so changes of this type are occurring in the road. The proposal is subservient compared to the existing, uses existing/complementary external materials and respects the building line.

The application form states that no trees will be impacted, I have no reason to disagree with the form.

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

<b>Conditions &amp; Reasons (if required)</b>			
none			
<b>Date:</b>	20.2.25	<b>Signed:</b>	C Ramsey