

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	241880
Address:	6 Vickers Close, Woodley, Wokingham, RG5 4PA.		
Proposal:	Householder application for the proposed erection of single storey front extension, garage conversion to create habitable accommodation, plus 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 towards the end of a cul-de-sac on a maturing housing estate. Other houses in the small Close have had garage conversions and/or front extensions. This property is one of a pair of semi-detached houses, set back within their plots.

I refer to submissions parking plan 22 Jul 24; design statement CRP/bb/2442 July 24; ground floor plans 2464/04 Jul 24 and front elevations 2464/01 Jul 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.

No trees of note will be unduly impacted by the scheme. Most of the green infrastructure at the front of the site will remain.

Two other garage conversions and front extensions have previously received consent in the Close. Contrary to Design guide policy R23, the front addition is

slightly forward of the building line. However, the houses in the close are irregularly set within their plots, so I do not believe this will harm the character of the area. The built form is subservient to the main building and uses matching/complementary external materials which will help it to integrate into the street scene.

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

Conditions & Reasons (if required)			
none			
Date:	8.8.24	Signed:	C Ramsey