

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242273
Address:	220 London Road, Wokingham, Wokingham, RG40 1SW.		
Proposal:	Householder application for the proposed side and rear two storey extension and single storey front extension. Including major internal refurbishment of existing space, demolition of existing garage and addition of rear balcony, changes to existing fenestration and addition of roof lights on both existing dwelling and extension.		
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, being the arterial A329 London Road. Many of the properties along this part of the road have been altered over time. Trees and mature shrubs which offer some public amenity grow the boundaries of the site.

I refer to submissions 232676; design statement 2410 Aug 24; block plan and site plan 2410 04 A 7.24; DBW SPH/NP/PEA-24/05.07 16.7.24 and proposed elevations 2410 06 A 7.24.

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 design guide section R23 requires, amongst other things, that an extension should respond well to the original building and neighbours and contribute to the local character. Also, that alterations should be 'clearly subservient to the form and scale of the original building.'. The proposed roofline is level and much longer as seen from the Green Route road, both from and existing and pre-app forms. In these ways I suggest the house will be uniquely large and therefore incongruous in the location.

Regarding the Green Route location. Policy CP3 states that proposals 'Maintain or enhance the ability of the site to support fauna and flora...'. CC03 requires protection and retention of existing trees, hedges and other landscape features and incorporation of high quality, ideally, native planting and landscaping as an integral part of the scheme. None of these aspects have been demonstrated in the application.

Overall, the application appears not to comply with the T&L parts of the policies and guidance listed above.

Conditions & Reasons (if required)			
n/a			
Date:	24.9.24	Signed:	C Ramsey