

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	251403
Address:	79 Woodlands Avenue, Woodley, Wokingham, RG5 3HG.		
Proposal:	Householder application for the proposed erection of single storey rear 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 backs on to Tree Preservation Order (TPO) 3/1951, W3 being on all woodland trees of whatever size. A green backdrop of trees of high local amenity value can be seen from the public road of Woodlands Avenue over and around the developing house. The dwelling itself sits between single and two storey houses.

I refer to submissions and information 250979; 241189; 240234; block plan WA79:201 Jun 25 and proposed elevations WA79-205 Apr 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 TPO and other trees will not be directly impacted by the built form as they are not proximate, nor will they be obscured more than existing as the extension is single storey, at the rear of the property.

Conditions & Reasons (if required)

none			
Date:	24.6.25	Signed:	C Ramsey