

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	251264
Address:	The Birches, Castle Road, Farley Hill, Wokingham, RG7 1UL.		
Proposal:	Householder application for proposed erection of porch canopy roof, changes to fenestration and conversion of first floor of existing detached garage to habitable accommodation.		
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 in Countryside, within the Proposed Valued Landscape Area of Farley Hill and Farley Hill, Swallowfield Area of Special Character (ASC). The Landscape Character Assessment is of high landscape quality, moderate sensitivity and limited capacity. The property is off a single-track country lane, set back such that it is totally obscured from public highway views. The garage is outside the ASC, but with the west wall on the boundary of this attribution.

I refer to submissions and information 170745; existing visuals 609 008 30.1.25; proposed visuals 609 002A 27.1.25; proposed block plan 609 010 27.1.25; proposed garage floor plans 609 030A 27.1.25; existing garage elevations 609 007 30.1.25; proposed garage elevations 609 032 27.1.25 and D&A April 25.

National Planning Policy Framework 2024 (NPPF), Wokingham Borough Core Strategy (Adopted 29 January 2010), CP1 – Sustainable development, CP3 - General Principles for development, CP11 - Proposals outside Development Limits (including countryside) and Wokingham Borough Managing Development Delivery Document (Local Plan) – Adopted 21 February 2014, Policy CC03: Green Infrastructure, Trees and Landscaping, Policy TB06: Development of Private Residential gardens 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 changes to the house are minor in mass, scale and form, their design and materials respects the character of the existing. Externally the garage will not change. No trees are impacted by the development. For these reasons there are no concerns from a tree and landscape perspective.

Conditions & Reasons (if required)			
none			
Date:	24.6.25	Signed:	C Ramsey