

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242347
Address:	1 Diamond Villas, Ward's Cross, Hurst, Wokingham, RG10 0DG.		
Proposal:	Householder application for the proposed two storey side extension, single storey rear extension, and loft conversion including rear roof change from hipped to dormer dormer.		
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 the locally arterial A321, a Green Route Enhancement Area road, in Hurst Village Centre Area of Special Character. Neighbouring Tree Preservation Order (TPO) 1574/2017, trees T5 and T6, impact the site. 1 Diamond Villas is the first of 3 making a terrace notable for its specifically designed and visually pleasing diamond motifs and horizontal brick lines in contrasting white brick on the street facing front of the houses. Each house features ground floor bay windows and a single window on the 1st floor. The front of the terrace has hardly changed since it was built, with extensions and changes being appropriately located at the rear, away from public realm views.

I refer to submissions 211871; PEA SPH/NP/PEA-24/10.09 19.9.24; BS 5837:2012 TREE SURVEY PB/5837-24/07.09 26.7.24; ARBORICULTURAL IMPACT ASSESSMENT PB/5837-24/07.09 26.7.24 and PROPOSED ELEVATIONS BA0173 52 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, Policy TB06: Development of

Private Residential gardens, Policy TB21: Landscape Character and TB26: Buildings of Traditional Local Character and Areas of Special 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 extension is set back and would appear subservient to the existing, but it fails in policy terms as it uses none of the design cues of Diamond Villas Terrace. The proposal is in a late twentieth style at odds with the Terrace. It's set-back and size, required by the Design Guide section 4.11, does not relate well to the existing due to the scale and design. Resulting in an unbalanced rhythm to the street frontage, at this point. I suggest it is contrary to policies CP1, 10; CP3, a, c, f; TB06 1, 2; TB21, 2, R23 of the Design Guide and TB26 2 and Section 139 of the NPPF.

In tree terms the arb submissions suggest the scheme is possible. However, the root protection areas (RPA) of T1 and T2 (these are T5 and T6 of the TPO, respectively) have not been adjusted for the root impermeable surface of the A321. Sections 4.6.2 and .3 of the BS5837 refer. I suggest that category A, TPO tree T2 would have a much higher proportion of its roots in the site than currently shown. The default position is that structures should not be built in the RPA of trees (section 5.3.1 of the BS5837) unless there 'is an overriding justification'. For the reasons given I do not feel an extension in this location offers this.

Conditions & Reasons (if required)			
n/a			
Date:	26.9.24	Signed:	C Ramsey