

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242992
Address:	371 Wokingham Road, Earley, Wokingham, RG6 7EH.		
Proposal:	Householder application for the proposed garage conversion into habitable accommodation with 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 property is set back within the plot, behind a line of semi-mature trees. The site is on a Green Route Enhancement Area (GREA) arterial route. The Road features properties of many design styles and ages.

I refer to submissions 131774; photos 6.12.24; elevation 2.2 29.10.24 and plan 1.2 17.7.24.

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 trees, nominally noted on the plans, are protected by hard landscaping. The soft landscaping was specified as part of the initial creation of the house and given the GREA location, is an important part of the character and green infrastructure contribution the site makes to the Road.

Being set back, behind the screening trees and set amongst houses of varying design styles I do not feel that the scheme will unduly impact the character of the street.

Conditions & Reasons (if required)

none

Date:	17.12.24	Signed:	C Ramsey
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