

R A N D O M

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250753
Address:	20 Kiln Ride, Finchampstead, Wokingham, RG40 3PL.		
Proposal:	Householder application for proposed single storey rear extension and 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 site is part of maturing housing development featuring houses of similar age and design, many of which have been altered over time. The northwest rear boundary is impacted by Tree Preservation Order (TPO) 250/1983, A1, on all birch, Scots pine, oak and sycamore alive in 1983. The plot backs onto a privately owned green space, within Countryside.

I refer to submissions and information site photos 9.4.25; proposed block plan A4/434/11 Mar 25; proposed floor plans and elevations A1/434/02 A Mar 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 CC02: Development Limits, 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 proposals are sufficiently far from the TPO trees and the countryside area such that they will not unduly harm either. The changes will not attract views from the public road as they are at the rear of the property. The height of the additions will

not obscure green backdrop views and no trees of high public amenity will be impacted..

Conditions & Reasons (if required)

none

Date:	14.4.25	Signed:	C Ramsey
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