

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	251399
Address:	11 Cypress Close, Finchampstead, Wokingham, RG40 3JW.		
Proposal:	Householder application for the proposed erection of a part single part two storey side extension, single storey rear extension along with changes to fenestration following demolition of existing conservatory.		
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 a same-age housing development, at the end of a cul-de-sac, many of these similarly designed and styled houses have been subject to sympathetic alterations over time. The rear boundary backs onto a road featuring mature trees, one of these is adjacent to the boundary with this property. The trees offer a green backdrop.

I refer to submissions and information photos 19.6.25; Proposed Site Plan and 3D Views P.M.400 2348 D 20.2.25; Arboricultural Report APA/AP/2025/035 11.4.25 and existing elevations P.M. 300 2348 A 20.2.25.

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 trees on the site will receive mitigation from harm by following the guidance of an arboricultural report. I have specified this in a condition. Note: the root protection areas of T3 and T4 have not been altered to consider the road surface of Tintagel Road. I beleive this is because the surface is thin, broken and denuded in places, so roots are likely to have grown under it.

My only concern is the appearance of the proposal. Design Guide point R23 requires extensions to be subservient to the original building and not close off green backdrop views. The current proposal does not comply with these assumptions. The scheme would provide multiple sizes and locations of roof ridges/features and two areas of flat roof. I suggest that compared to neighbouring houses this mix will appear incongruous in the street scene and out of character. A simplified design would be more in keeping.

Conditions & Reasons (if required)

CL7 – protection of trees (amended)

No development or other operations shall take place except in complete accordance with the BS:5837 'Arboricultural Report APA/AP/2025/035 11.4.25' (hereinafter referred to as the Approved Scheme).

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

RL7 To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

Date:	24.6.25	Signed:	C Ramsey
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