
MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242016
Address:	22 Elmley Close, Wokingham, RG41 1HP.		
Proposal:	Householder application for the proposed single storey side extension.		
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 corner plot of a maturing housing estate which features many properties which have been altered over time. Mature trees and screening hedges are a feature of the plot.

I refer to submissions site photos; application form PP-13295017 31.7.24 and plans 1A – 07.06.24 PG NO:01 to 07.

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.

According to the application form no trees or hedges need to be removed or pruned to carry out the proposal. As this is a signed form, I will take that to be the case. Although, the form also states no trees or hedges on the property or on adjoining properties are within falling distance of the proposed development, which from the site photos appears not to be the case. To prevent harm to the green infrastructure and mitigate for impacts to the proposed structure, also to allow the application to

comply with policies such as CC03 and CP3, I have suggested a tree protection condition.

The scheme introduces a very different design style and external finishes to the existing property and its' neighbours. However, it is set back in the plot, single storey and subordinate to the main house. The side garden is currently well screened and given the corner plot, for privacy and use of the garden, I believe it is likely to remain so. The Design Guide, R23 , states that the 'carefully considered contrast' of a high-quality design is acceptable in certain circumstances and I suggest this is the case.

Conditions & Reasons (if required)			
CL7: tree protection			
Date:	20.8.24	Signed:	C Ramsey