

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	241992
Address:	286A Nine Mile Ride, Finchampstead, Wokingham, RG40 3NT.		
Proposal:	Householder application for proposed erection of a balcony to the first floor at the rear, followed by an elevated patio to include steps to garden level, with an increase in the fence panels and two heat pumps to be added and additional feature wall. Followed by a new front fence and boundary gate. (Retrospective).		
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 Green Route. A substantial beech tree grows on the front east boundary, it is subject to Tree Preservation Order (TPO) 1913/2022.

I refer to submissions 222742; 230454; 230404; 223114; 222091; proposed plans and elevations B1334-05 Jun 24 and location and block plan B1334-01 Jun 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 driveway and parking location is an improvement on previous consented applications as they are further from the TPO tree. The change means the

landscape plan for 223114 (P1334-04 A 08-12-2022) is redundant, so I have suggested a condition to address this.

The front boundary treatments are similar to some others along the Ride, so will not appear unduly out of keeping.

Conditions & Reasons (if required)

CL4 Landscaping (amended)

Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping (referred to as the 'approved details'), taken from P1334-04 A 08-12-2022 of planning application number 223114 adapted to suit the layout of 'proposed plans and elevations B1334-05 Jun 24' of application number 241992 which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s).

Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

RL4 To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development)

Date:	19.8.24	Signed:	C Ramsey
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