

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	241975
Address:	83 Malone Road, Woodley, Wokingham, RG5 3NL.		
Proposal:	Householder application for proposed erection of a single storey front extension to create porch, conversion of the existing detached double garage into habitable accommodation along with changes to fenestration plus dropped kerb.		
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 corner plot and subject to Tree Preservation Order (TPO) 3/1951, W3, on woodland trees of any age. A green backdrop is visible from the public domain of Malone Road. Neighbouring houses have been altered over time, including garage conversions.

I refer to submissions site and location plans 24-600 004 Jun24; proposed floor plans and elevations 24-600 002 Jun24; garage/outbuilding floor plans and elevations 24-600 003 Jun24 and application form PP-13295628.

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.

There are no trees of note that will be impacted by the development. Green infrastructure on the site is largely unaffected.

The porch is subservient, respects the building line and uses matching/complementary external materials.

The garage will still appear as such in public views as one door is to remain, it will also use matching/complementary materials. The roof will formalise the structure, its pitched design will still allow views of the green backdrop.

The driveway will integrate into the street scene with other driveways.

Overall, the application appears to comply with the T&L parts of the policies and guidance listed above.

Conditions & Reasons (if required)			
none			
Date:	13.8.24	Signed:	C Ramsey