

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250939
Address:	Maidenhead Aquatics, Garden Centre House, 656 Reading Road, Winnersh, Wokingham, RG41 5HG.		
Proposal:	Full application for proposed single storey rear extension to existing office building to facilitate additional office space following the demolition of the existing outbuilding (retrospective).		
Type of Development:	Minor All other developments		
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 within Countryside with a grass verge and various shrubs and small trees, on a major traffic intersection Green Route Enhancement Area, set within a garden centre featuring ancillary business premises. The northwest side of the plot bounds with Tree Preservation Order (TPO) 552/1993, W1, on all oak, willow, alder, hawthorn and poplar of whatever age.

I refer to submissions and information 120844; photos P1631-03 Apr 25; location and block plan P1631-01 Apr 25; plans and elevations (existing and pre-existing) P1631-02 Apr 25; photos 16.5.25 and application form PP-13939532 11.4.25.

National Planning Policy Framework 2024 (NPPF), Wokingham Borough Core Strategy (Adopted 29 January 2010), CP1 – Sustainable development, CP3 - General Principles for development, CP11 - Proposals outside Development Limits (including countryside) 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 nearby that could be directly impacted by the development.

A previous business on the same plot included maintained shrub planters which enabled the stock and display to integrate into the green infrastructure features of the area. This is missing from the proposed scheme to the detriment of the Green Route. I have suggested a landscaping condition to help the application comply with policies such as CP3, CC03 and TB21.

Conditions & Reasons (if required)			
CL4:landscaping			
Date:	20.5.25	Signed:	C Ramsey