

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242506
Address:	Aston Rise, Remenham Lane, Remenham, Wokingham, RG9 3DE.		
Proposal:	Householder application for a proposed two storey side/front extension (with loft accommodation) and part single storey/part two storey rear extension following demolition of existing single storey side projection and rear extensions together with associated changes to fenestration and provision of 3 x additional triangular roof dormers. Demolition and replacement of existing porch and demolition of existing detached ancillary cottage and garage with associated hard and soft landscaping works.		
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 located down a driveway, in Green Belt and Countryside in an area of High landscape quality and sensitivity and low capacity, off a single-track lane. There are scant public realm views eg from public right of way REME6.

I refer to submissions 240407; arboricultural report to BS5837:2012 24048 26.7.24; bat report Sept 24; heritage statement 24/26 Aug24; D&A 20.828 Sept 24;

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), CP12 - Green Belt and Wokingham Borough Managing Development Delivery Document (Local Plan) – Adopted 21 February 2014, Policy CC03: Green Infrastructure, Trees and Landscaping, Policy TB01: Development

within the Green Belt 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 tree aspects of the application have been satisfactorily addressed. These can be put in place under a condition.

The additions to the main house are not subservient along the ridge line, R23 of the Design Guide refers. But they are relatively minor compared to the whole ridge and I suggest they contribute to the overall design of the scheme. Existing/complementary external materials are to be used and design cues taken from the original style.

Landscaping changes are proposed, so I have suggested 2 conditions to preserve/enhance the integrity of the green infrastructure and due to the demarcations of the site.

My only concern is about the 'chicken run', whether or not it is a building and if so, what it will look like. It would likely offer public views from the footpath along the southern boundary and could be incongruous and out of keeping, depending on its design. It would be sited far from the other buildings, so could be contrary to CP11.

Conditions & Reasons (if required)

If the authority is minded to consent to the application.

CL4: landscaping

CL6: retention of existing trees and shrubs

CL7: protection of trees

Date:	10.10.24	Signed:	C Ramsey
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