

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242498
Address:	13 Jerome Road, Woodley, Wokingham, RG5 3NH.		
Proposal:	Householder application for the propped erection of a new front porch and two storey side/rear extension and a single storey rear 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 subject to Tree Preservation Order (TPO) 3/1951, W3, being an order on all woodland trees of any age. The house is located on a road which features properties that have been altered over time. Public open space Malone Park borders the rear garden of the plot.

I refer to submissions location map and proposed site plan PL/A678/06 Aug 24 and proposed elevations PL/A678/05 Aug 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.

There are no trees of note that will be impacted by the scheme as they are not proximate.

The extensions are subservient to the existing, use complementary external materials and are of a scale and design such that they will not be out of keeping in the streetscene, or as viewed from the public park.

R23 of the Borough Design Guide states 'Parking spaces proposed in front gardens...should include space for soft landscape.' So, I have suggested a landscape condition for the front the site. This will help the application accord with the Design Guide and policies such as CC03 and CP3.

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 for the front garden/driveway area of the site, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted.

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 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.

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 .

Date:	10.10.24	Signed:	C Ramsey
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