

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250969
Address:	127 Reading Road, Finchampstead, Wokingham, RG40 4RD.		
Proposal:	Householder application for the proposed erection of a single storey side extension, alongside first floor extension to the rear and side over the existing garage, with alterations to the front to include the erection of an entrance porch, changes to fenestration and demolition of existing car port.		
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 in Countryside, on a Green Route. The road features many verdant and sylvan front gardens of individual houses, set back from the road. Properties are of no prevailing style or design. The site is impacted by trees, including mature specimens offering public amenity. Views of a green backdrop can be seen around the house

I refer to submissions and information PRA CE4795 19.3.25; block plan 25.3.25; proposed elevations 22503-4 04 25.3.25 and application form PP-13934442.

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.

The application form states that no trees or hedges need to be removed or pruned to carry out the proposal. Public images and submission photographs suggest that relevant trees are not directly impacted as they are not proximate. The front of the site has driveway surfacing and shrub beds which will help protect roots of the large front boundary oak.

Volumes have not been offered, Design Guide RD11 suggests a 50% maximum increase, but the resulting house will be comparable in mass and scale to others along the road, so I suggest it would not appear locally incongruous. The exterior of the house is to be rendered, there are other instances of this finish in the vicinity. The proposed front extensions respect the building line. The proposed side addition is not subservient, but in this case, the house is set back from public views and there is no prevailing design style locally. Green backdrop will still be seen over the extension as the trees are/will be taller. Overall, I suggest the proposal will not appear unduly out of keeping in the street scene. However, if the side extension was reduced in height as per Design Guide point R23, this would improve the green backdrop views further.

Conditions & Reasons (if required)			
none			
Date:	7.5.25	Signed:	C Ramsey