

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250442
Address:	Land adjacent to Whispering Pines, Perimeter Road, Woodley, RG5 4TE.		
Proposal:	Full application for the proposed erection of 1 no. three bedroom dwelling with bin/cycle store, plus associated access, parking and landscaping, following demolition of the existing outbuildings.		
Type of Development:	Minor Dwellings (1-9)		
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 in varying parts to Tree Preservation Order (TPO) 1611/2017, A1 on all trees alive in November 2017 and TPO 170/1980, A4, on all oak, willow and hawthorn alive in May 1980. Despite being a tarmac surface, Perimeter Road gives the impression of single track, quiet, leafy, green lane.

I refer to submissions and information 121987 (ref); 240910 (ref); 240758; 231713 (ref); 200799; 202317; 190748 (built); tree works application 240073; application form PP-13775112 7.2.25; PEA 4.3.25; Landscape plan 306 90-002 6 Dec 24; Arboricultural Impact Assessment 235 27.2.25 and proposed site elevations sheet 1 306 05-002 7 Feb 25.

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.

The submissions show unadjusted root protection areas (RPA) for of T5, T6 and T9. This is incorrect according to the BS5837:2012, section 4.6.2 'The RPA for each tree should initially be plotted as a circle centred on the base of the stem. Where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced.'

However, it is less important in this iteration of development on the site as there is less than 20% (BS5837 recommended) built form suggested for even the adjusted areas. Generally, the layout within the plot considers the TPO and other green infrastructure.

Two poor quality trees are to be removed. Their replacements could be accommodated by a landscaping condition to enable to scheme to comply with policies such as CP3, CC03 and TB21.

This scheme appears similar in size, design and impact to refused application 231713. Relevant reasons for refusal being inappropriate design and siting within a narrow and restricted plot which fails to reflect local character and inadequate level of amenity for future occupiers due to the identified level of shadowing from trees. There will still be shading of the house and the 'pv array'. I am concerned the array will not function optimally due to shade and tree debris, so there will be calls from the occupiers to remove the TPO trees as they will be seen as a nuisance. It should be noted that tree removals rarely receive consent other than for health and safety matters.

The property is of a mass, scale, height and design not in keeping with local houses. It is higher at the main ridge than immediate neighbour, Whispering Pines. The increase in mass and scale compared to the consented scheme 240758, means there will be reduced green backdrop views. In these ways the property will neither complement nor enhance the street scene. These aspects are contrary to Design Guide policies including R1, R2, R9 and R23.

If the Authority decides to consent to the application, I have suggested conditions for green infrastructure to allow that aspect of the application to comply with the T&L parts of the policies and guidance listed above.

Conditions & Reasons (if required)

CC1: details of boundary walls and fences

CL4: Landscaping

CL6: retention of trees and shrubs

CL7: tree protection

Date:	1.4.25	Signed:	C Ramsey
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