

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	251092
Address:	Maxon House, Hogwood Lane, Finchampstead, Wokingham, RG40 4QW.		
Proposal:	Full application for the proposed erection of a single storey side extension to existing office space along with changes to fenestration plus erection of a new patio.		
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 on the edge of an industrial estate and the SDL of Arborfield Garrison. Public views of the site's south boundary hedgerow and trees are apparent from the Nine Mile Ride Extension.

I refer to submissions and information proposed location and block plan 5295 300 24.2.25; proposed elevations 5295 303 24.2.25; Arboricultural Impact Assessment & Method Statement DS/33425/AC 14.4.25 and planning statement 5295 rev A 4.25 and photo.

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 adjacent boundary hedge/trees have been satisfactorily considered as part of the proposal. Provided that the recommendations of the arb. are followed, there will

be acceptably minimal tree impact from the built form. I have suggested a condition to ensure the trees are protected.

The addition is subservient, uses existing/complementary external materials and green infrastructure will not be unduly harmed, therefore, I suggest the proposal concurs with policies such as CC03, CP3 and TB21.

Conditions & Reasons (if required)

CL7 – protection of trees (amended)

No development or other operations shall take place except in complete accordance with the BS:5837 'Arboricultural Impact Assessment & Method Statement DS/33425/AC 14.4.25' (hereinafter referred to as the Approved Scheme).

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

RL7 To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

Date:	28.5.25	Signed:	C Ramsey
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