

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	241873
Address:	Avenue House, Mill Lane, Sindlesham, Wokingham, RG41 5DF.		
Proposal:	Householder application for the proposed erection of a single storey side/rear extension to include a double garage and link, plus demolition of an existing outbuilding.		
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 and surrounded on 3 sides by public open space associated with Hatch Farm Dairies. Trees are a feature of the site, at this time, none are formally protected by a Tree Protection Order.

I refer to submissions 241737; 241455; 222662; Arboricultural Impact Assessment P2947-AIA01 V2 26.1.23; Tree protection scheme P2947-TPS01 V2 26.1.23; proposed site block plan 21715-P008 10.7.24; photos 30.8.24 and proposed elevations front and rear 24715-P011 10.7.24.

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) 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 extension is subservient and uses complementary external materials. I suggest it will integrate into the main building and have little negative impact on the character of the area.

The tree submissions do not relate to this scheme. I am particularly concerned about harm to G1 due to its proximity to proposed built form. The replacement oak and the shrub planting in the RPA of T1 must be moved out of the RPA to protect the tree roots. This tree is an exceptional and large specimen, ecologically and culturally important in this time of decline for the ash tree species.

Please provide relevant tree information, to include the changes I have suggested so that we may assess the scheme. As is stands, the application appears not to comply with the T&L parts of the policies and guidance listed above.

Conditions & Reasons (if required)			
n/a at this time			
Date:	18.9.24	Signed:	C Ramsey