

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242929
Address:	36 Rose Street, Wokingham, Wokingham, RG40 1XU.		
Proposal:	Householder application for the proposed refurbishment of two listed terrace properties to refresh the finishes and repair some legacy water damage to internal plaster walls. No structural alterations are proposed. The removal and making good of a shared non-structural lean-to glazed conservatory roof and enclosure is proposed to reinstate separate access into private garden spaces at the rear of the properties.		
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 features a listed building within the Wokingham Town Centre Conservation Area (CA) . A tree offering public visual amenity grows at the rear of the plot.

I refer to submissions Planning statement 1.0 201124; D&A P003.10-DA01; P003.10-502_Proposed_Replacement_Entrance_Canopy-Rev-01;P003.10-501_Proposed_Replacement_Timber_Front_Door; P003.10-500_Proposed_Replacement_Heritage_Style_Sash_Window; site plan – proposed P003.10-901 18.9.24; tree site plan P003.10-900 18.9.24 and application form PP-13571885 20.11.24.

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, Policy TB06: Development of Private Residential gardens and Policy TB21: Landscape Character, Policy TB24: Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens,

Scheduled Ancient Monuments and Conservation Areas), Wokingham Borough Council Borough Design Guide Supplementary Planning Document June 2012 and BS5837:2012: Trees in relation to design, demolition and construction – Recommendations refer.

From a landscape impact the two roses by the front doors add so much to the green infrastructure where there is little space for planting. The roses also add to the ethos of the Street name. For these reasons they, or more vigorous replacements must be part of the landscape scheme. Policies CC03, CP3 and TB21 refer. The replacement front doors and windows would not appear out of character with the rest of the street. The rear elevations of the houses offer no public realm views, so I have no opinion about this aspect of the application.

According to the application 2 trees are to be removed. T1, a mature conifer and T2, a mature silver birch. No reason for their removal has been given. I suspect the conifer is too close to the house. But the silver birch does not directly impact the scheme and offers public visual amenity, e.g. as seen from Rectory Close. **Please request that the birch remains.** Without this I suggest the scheme will not comply with policies such as CC03, CP1, CP3, TB21 and TB24, 136 of the NPPF. The site is within the CA so I have suggested a landscaping scheme condition as the plot is likely to be cleared of green infrastructure to facilitate the proposal.

Conditions & Reasons (if required)

CL4: landscaping

Date:	10.12.24	Signed:	C Ramsey
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