

N D U M

From:	Coralie Ramsey Trees and Landscape		
Service		App No:	251039
Address:	35 Hurst Road, Twyford, Wokingham, RG10 0AQ.		
Proposal:	Householder application for the proposed single storey rear extension, conversion of the existing garage and replacement roof.		
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 on a Green Route Enhancement Area residential road featuring houses of varying styles and ages set back within their plots with mainly verdant front boundaries, many of which have been altered over time. No.35 is semi-detached.

I refer to submissions and information proposed site plan 2501 04 Apr 25; proposed elevations 2501 06 Apr 25 and application PP-13982384 30.4.25.

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.

Until recently, the front of the site has featured soft landscaping, much of this has been removed to cater for increased parking. I believe green infrastructure enhancement without compromising use is possible, so to enable the scheme to adhere to policies such as CC03, CP3 and TB21 I have suggested a condition for this area.

The extension will be visible from the public road, but is subservient to the main house, uses existing/complementary external materials and respects the building line. Given the set back and changes to neighbouring houses, I suggest it will not unduly harm the character of the area.

Conditions & Reasons (if required)

CL4: landscaping (amended)

Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping for the front of the site, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s). Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

*RL4 To ensure adequate planting in the interests of visual amenity.
Relevant policy: Core Strategy policy CP3 and Managing Development
Delivery Local Plan policies CC03 and TB21 (and TB06 for garden
development)*

Date:	16.5.25	Signed:	C Ramsey
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