

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service		App No:	250960
Address:	59 Ramsbury Drive, Earley, Wokingham, RG6 7RS.		
Proposal:	Householder application for the proposed single storey rear extension along with conversion of existing outbuilding into habitable space.		
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 mature residential street of houses of varying styles, set back from the road, many of which have been altered over time. The rear boundary features a Tree Preservation Order (TPO) 1520/2016, T10 a maple.

I refer to submissions and information proposed drawings no.1 A 15.2.25 and application form PP-13951032 15.4.25.

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.

The TPO tree will not be impacted as it is not proximate to the scheme. The application form states that no trees or hedges need to be removed or pruned to carry out the proposal. Looking at aerial images, I believe this will be the case

The built forms are located such that they will not offer prominent public realm views. The additions are subservient and use existing/complementary external materials. Overall, I suggest the character of the area will not be unduly changed.

Conditions & Reasons (if required)			
none			
Date:	16.5.25	Signed:	C Ramsey