

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250468
Address:	8 Butts Hill Road, Woodley, Wokingham, RG5 4NH.		
Proposal:	Householder application for the proposed erection of a pitched roof onto existing outbuilding including roof lights to facilitate loft accommodation (part-retrospective).		
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

Tree Preservation Order (TPO) 1674/2019, T2, an oak has been served on a tree growing on the front boundary of the site. The landscape character assessment of the site has the sensitivity as low and the capacity as considerable.

I refer to submissions and information 210401; proposed garden room 1405/2/b Feb 25; block and location plan 1405/3/a Feb 25; site images 5.3.25; existing outhouse 1405/1/a Jan 25 and application form PP-13812312.

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.

It appears that the one tree that could be harmed by the building has been removed, it was not formally protected. The TPO tree will not be directly harmed as it is not proximate.

The building will not attract views from the main public road to the front of the plot, it may give scant views from Tiverton Close. But overall, given the landscape assessment classifications, I suggest it will not unduly impact the character of the area.

Conditions & Reasons (if required)			
none			
Date:	29.4.25	Signed:	C Ramsey