

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250644
Address:	56 Robin Hood Lane, Winnersh, Wokingham, RG41 5NQ.		
Proposal:	Full application for the change of use of existing residential dwelling to a mixed use of residential and childminding business and erection of outbuilding for childminding business. (Retrospective)		
Type of Development:	Minor All other developments		
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. The property is set back within the plot, behind tall, mature hedging.

I refer to submissions and information block plan REV-HB2025009-HB04 P01 10.3.25; DAS and application form PP-13863669 17.3.25

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 application form states there are no trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character and none on the site. Looking at the site photos there are trees in the vicinity, but not of a size such that they could

have influenced the outbuilding. It's size and location mean it will offer few external realm views to impact the character of the area.

It appears from images as though the parking changes will not unduly harm existing green infrastructure.

Conditions & Reasons (if required)			
none			
Date:	9.4.25	Signed:	C Ramsey