

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	WBC Landscape and Trees	App No:	251840
Address:	515 Reading Road, Winnersh, Wokingham, RG41 5HL.		
Proposal:	Householder application for proposed single-storey side and rear extensions to existing bungalow, conversion of loft to habitable use, including creation of rear dormers and a roof light; replacement of existing outbuilding to form a single-storey residential annex (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

The site is located adjacent to a Green Route Enhancement Area, Reading Road is designated. Therefore the proposals will either need to retain the existing vegetation along the front site boundary adjacent to Reading Road or replacement planting will need to be shown in accordance with Local Plan policy CC03.

I have no objection to the proposed changes to the bungalow nor the replacement outbuilding in the rear gardens.

Conditions & Reasons (if required)

Possible conditions to follow once additional information is provided.

Date:	19 th August 2025	Signed:	C. Brimble
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