
MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242028
Address:	22 Keephatch Road, Wokingham, RG40 1QJ.		
Proposal:	Full application for the change of use of amenity land to residential garden, including erection of a new boundary fence. (Retrospective)		
Type of Development:	Other Change of Use		
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, on a corner plot.

I refer to submissions 240843; 231035; planning statement 6.8.24; application form PP-13310496 6.8.24; location and block plan 15924-01 August 24; Proposed Street Scene Side & Front Elevations 15924-02 Aug 24 and Proposed Street Scene Side & Rear Elevation 15924-03 Aug 24.

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 the proposed development site. This is not the case as can be seen in the elevations submissions. The scheme includes Green Route enhancing hedging on that side of the plot. I suggest the fencing is not visually out of place as it is similar to other

boundary treatments on Hughes Road and its location is not obtrusive in public views.

Conditions & Reasons (if required)

none

Date:	14.8.24	Signed:	C Ramsey
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