

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242669
Address:	Kingslake House, Hollybush Ride, Finchampstead, Wokingham, RG40 3QR.		
Proposal:	Householder application for the proposed garage conversion into habitable accommodation with changes to fenestrations.		
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 in Countryside and subject to Tree Preservation Order (TPO) 317/1986, W1, on all Corsican pine, Scots pine and birch of whatever age. The northeast corner of the site is within the listed building buffer zone of grade II listed Kings Lodge. The site can be viewed from the Green Routes of Nine Mile Ride and Lower Wokingham Road.

I refer to submissions photos 17.12.24; site plan RH.004 23.9.24; proposed elevations RH.002 15.10.24; BS5837:2012 tree survey and arboricultural impact assessment GHA/DS/122460:24 20.11.24 and tree constraints plan Nov 24.

National Planning Policy Framework 2024 (NPPF), Wokingham Borough Core Strategy (Adopted 29 January 2010), CP1 – Sustainable development, CP3 - General Principles for development, CP11 - Proposals outside Development Limits (including countryside) and Wokingham Borough Managing Development Delivery Document (Local Plan) – Adopted 21 February 2014, Policy CC03: Green Infrastructure, Trees and Landscaping, Policy TB06: Development of Private Residential gardens and Policy TB21: Landscape Character, Policy TB24: Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas), 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 demarcations and constraints of the site are not impacted by the proposal as it is for a discrete conversion of an existing building. Tree protection information has been provided which protects important trees during the construction stage. I have suggested a condition to ensure the precautions are followed.

Due to the location within the plot and the screening vegetation the external alterations would provide scant Green Route views. I suggest that what could be seen would merge into the existing built form.

Conditions & Reasons (if required)			
CL7: tree protection			
Date:	18.12.24	Signed:	C Ramsey