

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250400
Address:	25 Samborne Drive, Wokingham, RG40 1GF.		
Proposal:	Householder application for the proposed erection of an outbuilding to rear.		
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 within a modern housing estate, it is to the east of Tree Preservation Order (TPO) 1336/2010 A3, being on all trees alive in January 2010. Growing within this area on the other side of the walkway, to the west of the site, is an oak classified as Notable no.44930 on the Ancient Tree Inventory. Trees that were planted for amenity as part of the housing development grow in the space outside the side boundary brick wall, but inside the curtilage of the plot. A birch tree grows to the north of the rear garden.

I refer to submissions and information photos 26.2.25; Basebox 240900229MBS1; block plan TQRQM25044103651942 19.2.25 and application form PP-13791901 19.2.25.

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 TPO, birch and notable trees will not be impacted by the scheme as they are not proximate. The newly planted trees are juvenile and will not yet have extensive roots in the area the building is proposed. In this way there will be no undue harm to the trees.

At 2.5m high and being of a discrete mass and scale the outbuilding will offer scant public views as it is set back behind the brick boundary wall, green space and footpath. Its modern design will integrate into the neighbouring built forms. Overall, I suggest it will not harm the character of the area.

Conditions & Reasons (if required)			
none			
Date:	6.3.25	Signed:	C Ramsey