

# MEMORANDUM

<b>From:</b>	Coralie Ramsey Trees and Landscape		
<b>Service</b>	WBC Landscape and Trees	<b>App No:</b>	250114
<b>Address:</b>	38 Woodwaye, Woodley, Wokingham, RG5 3HB.		
<b>Proposal:</b>	Full application for a change of use from dwelling house (C3) to Children's Home (C2).		
<b>Type of Development:</b>	Other Change of Use		
<b>Site Visit Made:</b>	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 plot is impacted by a Tree Preservation Order (TPO) 1482/2012, T3, being an oak growing in the verge in front of the site.

I refer to submissions and information 242842; Existing and Proposed Ground Floor and Loft Layout SC203\_P2 10.24; D&A and landscaping statement.

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.

There will be no changes to the property from and T&L perspective. The TPO tree is outside the site and no alterations to its existing state are suggested.

## Conditions & Reasons (if required)

n/a

<b>Date:</b>	12.2.25	<b>Signed:</b>	C Ramsey
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