

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	241990
Address:	6 Liddell Close, Finchampstead, Wokingham, RG40 4NS.		
Proposal:	Full application for the proposed change of use from an office to a residential ground floor flat with associated landscaping and parking.		
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 at the edge of a cul-de-sac of outwardly similar dwellings. Tree Preservation Order (TPO) 293/1985 on T5, a spruce and T6, a pine grow on or near the site.

I refer to submissions planning statement 2.8.24 and 240028.

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 external changes to the building and any construction materials will be stored on the hard standing driveway, so the TPO trees will not be impacted. Landscaping is suggested, so I have included a condition.

Conditions & Reasons (if required)

CL4 landscaping.

Date:	18.9.24	Signed:	C Ramsey
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