

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	WBC Landscape and Trees	App No:	251578
Address:	Bismillah House, Brookers Hill, Shinfield, Wokingham, RG2 9BX.		
Proposal:	Householder application for the proposed erection of a detached single storey granny annexe with pitched tiled roof and associated fenestration following demolition of the existing outbuilding.		
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

All trees of whatever species within the site are protected by TPO 1682/2019.

The proposed outbuilding is not on the exact footprint of current outbuilding, which is shown to be demolished, but approximately 1.8m further to the southeast of its current position. As the proposed outbuilding is indicated as being 7m wide this will make the proposed outbuilding 6.75m closer to an existing TPO tree than the current outbuilding. It is therefore likely that the new building will be constructed within the root protection area of a protected tree and will cause harm to that tree.

Local Plan policy CC03 requires trees to be properly considered as part of any development proposal and therefore we would normally expect a tree survey and arboricultural impact assessment to BS5837 to be submitted with this application. In the absence of any arboricultural information, I am unable to support this application and recommend refusal as it is currently contrary to Local Plan policy CC03.

Conditions & Reasons (if required)

N/A

Date:	12 th November 2025	Signed:	C. Brimble
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