

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	242668
Address:	18 Radcot Close, Woodley, Wokingham, RG5 3BG.		
Proposal:	Householder application for the proposed conversion of the integral storage area into a habitable room, including a window on the front elevation.		
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 rear of site is subject to a Tree Preservation Order (TPO) 141/1977 on all oak and ash alive in September 1977. The property is part of a maturing housing estate featuring properties which have been altered over time.

I refer to submissions existing plan and elevations Crowther-0834-04 and proposed elevations Crowther-0824-02.

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 trees will not be directly impacted by the scheme as they are not proximate. The changes are not dissimilar to others in the vicinity, so the character of the area will not be unduly impacted.

Conditions & Reasons (if required)

none

Date:	5.11.24	Signed:	C Ramsey
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