

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250524
Address:	Elmhurst, Basingstoke Road, Spencers Wood, Wokingham, RG7 1AP.		
Proposal:	Householder application for the proposed erection of a single storey outbuilding for ancillary use.		
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 on a residential Green Route road.

I refer to submissions and information site plan (tree plan) TQRQM25064120400783 5.3.25; site photo; design layout plan 1 4.3.25; D&A and application form PP-13826414.

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 proposed building will not be seen from the Green Route. Given its height and location in the rear garden and amongst other built forms that it will not appear out of keeping in the street scene.

From what I can tell from the submissions, it appears that the dwelling will be in the rooting area of a third-party tree (T1 on the plans) of some public amenity. To protect

the tree and the structure of the cabin and allow the scheme to adhere to policies such as CC03, CP3 and TB21, I have suggested a condition.

Conditions & Reasons (if required)

CL7: tree protection.

Date:	20.3.25	Signed:	C Ramsey
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