

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250468
Address:	8 Butts Hill Road, Woodley, Wokingham, RG5 4NH.		
Proposal:	Householder application for the proposed erection of a pitched roof onto existing outbuilding including roof lights to facilitate loft accommodation (part-retrospective).		
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 mature residential road featuring large properties of mixed styles and designs, set back within their plots. Tree Preservation Order (TPO) 1674/2019, T2, an oak has been served on a tree growing on the front boundary of the site.

I refer to submissions and information 210401; proposed garden room 1405/2 Feb 25; existing outhouse 1405/1/a Jan 25 and application form PP-13812312.

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.

Please could we have a block plan of the whole site with the building drawn on it? Also, corrected scales on 'proposed garden room 1405/2 Feb 25' and 'existing outhouse 1405/1/a Jan 25'. The ridge height of the proposed building would be useful too. As per the application form, are there no trees/hedges within falling distance? Google images show both, but may be out of date

Conditions & Reasons (if required)			
n/a at this time			
Date:	20.3.25	Signed:	C Ramsey