

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	250094
Address:	20 Kerris Way, Earley, Wokingham, RG6 5UW.		
Proposal:	Householder application for the proposed part conversion of garage to habitable accommodation, changes to fenestration and insertion of 1 no. rooflight.		
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 within a maturing housing estate. An oak, subject to Tree Preservation Order (TPO) 197/1980, T55, grows in the rear garden, there are other trees at the rear of the site.

I refer to submissions and information 242982 and drawing P/ELLISON/2025/004 1/25.

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 footprint and ridge height of the property is not proposed to change so the trees will not be impacted. The external appearance of the house will not change unduly, so there will be no visual harm to the character of the road.

Conditions & Reasons (if required)			
None			
Date:	6.2.25	Signed:	C Ramsey