

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	252733
Address:	White Cottage, Bearwood Path, Winnersh, Wokingham, RG41 5EY.		
Proposal:	Householder application for the proposed erection of an outbuilding to create ancillary annex following demolition of existing detached garage and carport. (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

White Cottage is a Grade 2 listed building. It is located in a garden setting on an individual plot within an established suburban estate location. It is next to PRow WINN6 to the east of the site. There are no protected trees on the site but are some nearby.

It looks as though the proposed outbuilding will conflict with some vegetation along the western boundary small trees and shrubs, it is not clear what these are, but they are not protected and can be replaced.

I have no objection to the proposals in terms of adverse impact on trees and landscape.

Conditions & Reasons (if required)

N/A

Date:	28.11.25	Signed:	BRC
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