

HOUSEHOLDER
DRAFT DECISION NOTICE



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 17 April 2025

Application Number: 250414

Location: Wyse Hill Lodge, The Village, Finchampstead,
Wokingham, RG40 4JR

Proposal: Householder application for the proposed creation of a
new access and associated landscaping.

Recommendation: Refused

Reasons

1. The proposed development would result in an unacceptable incursion into the root protection area and buffer zone of the protected Veteran Oak Tree (T1), which would result in potential for harm to the health of the tree, thereby impacting on the wider landscape character of the area. There is no overriding justification for construction within the root protection area and buffer zone, and the proposal is contrary to BS5837:2012, section 15 of the NPPF, and policies CC03 and TB21 of the MDD Local Plan.

Recommendation and conditions/reasons agreed:

A handwritten signature in purple ink, appearing to be 'Aje'.

Date: 14/04/25

REMEMBER - The earliest date for a decision on this application is: **14 March 2025**