

MEMORANDUM

From:	Coralie Ramsey Trees and Landscape		
Service	WBC Landscape and Trees	App No:	251099
Address:	1 Miller Drive, Winnersh, Wokingham, RG41 5RP.		
Proposal:	Householder application for the proposed conversion of the garage to habitable accommodation with associated changes to fenestration and erection of a single storey side/rear extension.		
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 the corner plot of a housing estate of mixed age and styled houses. The north boundary features overhanging neighbouring conifer hedge trees and mature shrubs.

I refer to submissions and information site visit 22.5.25; proposed elevations 2025-03-RG41 A-012 rev 03 9.5.25; proposed roof plan 2025-03-RG41 A-014 rev 03 9.5.25 and proposed 3D views 2025-03-RG41 A-015 rev 03 9.5.25.

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 neighbouring hedge may need to be cut back. As the trees have already been heavily reduced to their visual detriment, I do not feel that their loss through over pruning would be a reason to formerly protect them.

The garage door will be replaced with a wall. The feature is set back within the plot and there are a mixed variety of building designs on the road. The rest of the built form is subservient and out of view as seen from the public roads and paths. Overall, I suggest this scheme will not unduly impact the character of the area.

Conditions & Reasons (if required)			
none			
Date:	28.5.25	Signed:	C Ramsey