

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	261112
Address:	9 Hurricane Way, Woodley, Wokingham, RG5 4XJ.		
Proposal:	Full application for the change of use of amenity land to residential garden, including erection of a boundary fence. (retrospective)		
Type of Development:	Other Change of Use		
Site Visit Made:	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 Council's Tree and Landscape Officer has no objection to the proposed change of use of amenity land to residential garden, including erection of a boundary fence. (retrospective)

The Site contains no dedicated private outdoor space, which is unusual for its suburban residential setting. According to the WBC's Borough Design Guide, "*new housing should provide easy access to some form of amenity space*" and "*private gardens [should be] of sufficient size to allow a variety of activities with an appropriate level of privacy ...*" (Ref: June 2012, page 47) The Guideline goes on to specify a rear garden should be at least *11m in length, roughly rectangular in shape, receive direct sunlight for some of the day.*" (page 48) The Officer notes to that end the timber fencing has been erected to provide similar dimensions and that two semi-mature trees have been felled, presumably to allow for more sunlight in the amenity space turned rear private garden. These trees were not protected by a TPO. The Officer also notes that a door has been added to the rear of the front porch structure to provide access to the amenity land / rear garden as it is shown in the supporting drawing, *Pre-Existing Ground Floor Garden Plan and Rear View Elevation from Hurricane Way* but does not appear in an May 2025 image of the dwelling found on Google Street View. (Re: Lewis Berkeley, # 0 / 8306 / 26 – 04 Rev A, 26 March 2026)



The Officer notes other areas of this Woodley residential community where brick walls or timber fencing abut the pavement, however in most of these cases the boundary treatment is low, stepped or setback, providing sufficient amenity space between the boundary wall/fence and the pavement to allow for planting that creates a green buffer and softens all the built form. The exception is a brick wall immediately opposite the Site which directly abuts the pavement.

Despite this, the Officer raises no objection to the proposed change of land use. The amenity space was of a substantial size and, based on available Google imagery, appeared to be underutilised and poorly maintained. As such, it may not have provided a significant benefit to the wider community. The proposed use as residential garden would enable the space to be maintained by the applicant and enjoyed as a secure and private rear garden, representing a more effective and beneficial use of the land.

Conditions & Reasons (if required)

Date:	10/6/2026	Signed:	L. Abbott
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