

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	261605
Address:	19 Linkway, Crowthorne, Wokingham, RG45 6ES.		
Proposal:	Householder application for the proposed erection of two-storey front, side and rear extension, changes to fenestration, extension of front dormer, insertion of 1no. rear dormer, following the demolition of the existing single-storey side extension, garage, carport and chimney.		
Type of Development:	Other Householder		
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

Subject to conditions, the Council's Tree and Landscape Officer has no objection to the proposed two-storey front, side, and rear extension and associated adaptations and demolitions.

The Site enjoys a large, heavily planted plot within a leafy neighbourhood in Crowthorne on the boundary between Wokingham Borough Council and Bracknell Forest Council. The tree coverage here lends a sylvan landscape character to the estate. The entire Site is located within an area of protected trees (A1) which include the following protected species: Scots Pine, Oak, and Birch. (Ref: TPO-0788-1996) It is essential that trees and hedges are retained and protected to ensure they contain to thrive as shown in the *Tree Protection Plan* drawing and in accordance with relevant policy CC03 and CP3. (Ref: Aspect Arboriculture, 12883 TPP 01, July 2026) The Officer notes and accepts that T5 (standing deadwood), G1, G2, and G5 (ornamental domestic planting or Leylandii) will be removed to facilitate the development, as per the Tree Schedule and Tree Protection Plan drawing. (Ref: Aspect Arboriculture, May 2026) Where possible, these plantings should be replaced with native British vegetation to provide screening between neighbours.

We will need to ensure that the root protection areas of the trees in the front, side, and rear gardens are not compromised during the construction period and to this extent all vehicles and storage of materials will need to be restricted to the existing drive or the rear lawn immediately behind the existing dwelling. The RPAs and canopies of existing trees should be protected using temporary fencing as indicated in the submitted *Tree Protection Plan* drawing. (Ref: Aspect Arboriculture, 12883 TPP 01, July 2026). No construction materials are to be stored nor construction activities undertaken between the fence and the tree. (CP3, CC03, TB21)

Conditions & Reasons (if required)

CL6 – RETENTION OF EXISTING TREES/SHRUBS/HEDGES

CL6 – Retention of trees and shrubs (*amended*)

No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans *Tree Protection Plan* (Ref: Aspect Arboriculture, 12883 TPP 01, July 2026) and particulars, without the written approval of the local planning authority. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

CL7 – PROTECTION OF EXISTING TREES etc (small sites)

CL7 Protection of trees (*amended*)

- a. No development or other operations shall take place except in complete accordance with the details within the Tree Schedule and Tree Protection Plan by Aspect Arboriculture and dated May and July 2026 (hereinafter referred to as the Approved Scheme).
- b. No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.
- c. No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.
- d. The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained

Date:	23/07/2026	Signed:	L. Abbott
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