

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	260750
Address:	35 Wychwood Crescent, Earley, Wokingham, RG6 5RA.		
Proposal:	Householder application for the proposed erection of a part single part two storey side and rear extension with rear balcony and a single storey side extension following demolition of the existing single storey side and rear extensions and outbuildings, plus replacement of the main roof and raising of the ridge height, installation of a new front porch roof, changes to fenestration, landscaping and levels, and creation of a lowered front driveway and path.		
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 the condition below, the Council's Landscape and Tree Officer has no objections to the proposed side and rear extensions, building adaptations and the changes to landscaping and levels. The footprint of the proposed extensions are not much larger than the footprint of the existing extension to be demolished. The boundaries are heavily hedged or have masonry walls or timber fencing which will be retained or replaced according to the Planning Statement, so views into the Site will be limited. (Ref: Descriptive Statement for the Proposed Extensions at 35 Wychwood Crescent, AWA24.04, 24-03-2026, p.1 & 3)

There are several mature trees in the rear garden of the application site, and these are not protected by a TPO, however, they are being retained according to the drawing *Proposed Site Access / Layout Plan* (Ref: Atherstone White, AWA24.04.09.A, 27-03-2026). The trees contribute to the well treed character of the road, and they are visible above the roofline of the dwelling. Whilst the proposed extensions and alterations to the property will not have any impact on the trees, the

Officer welcomed the clear intention for tree protection measures and construction staging indicated in the *Proposed Site Access / Layout Plan* drawing. As a condition, existing trees will need to be properly protected and kept free from storage of construction materials and construction machinery during the construction period as per this plan. (CP3, CC03, TB21)

The *Proposed Site Access / Layout Plan* and *Planning Statement* also indicate the extent of retained and new hard landscaping in the front garden and to the rear of the dwelling which include (and is acceptable):

- Adjacent to Garden Room, a new small patio with step and ramp connected to accessible escape route to 1.5m diameter safe location hardstanding area for wheelchair user
- Behind the Garage, a new small patio area which is utilised to direct surface water away from the building and into a drainage channel
- The remainder of the existing hard patio standing at the rear will be retained

Several changes are proposed (and which are acceptable) to the front garden. These soft and hard landscaping changes are illustrated in *Proposed Site Access / Layout Plan* and in *Applicants Planting Plan* (Ref: Atherstone White, AWA24.04.12.A, 27-03-2026). According to the Planning Statement, they include “the driveway will be reduced in levels to provide access to the proposed new adjoining garage and new front landscaping with approach path.” The driveway width will be increased by 1-metre to accommodate areas for parking and pedestrian access and bin movement. Some acceptable alterations to the front and side masonry wall boundary treatment area also noted. Finally, lawn and replacement planting in beds are observed in the front garden as per the *Applicants Planting Plan* which will contribute to the verdant character of the street scene in accordance with Local Plan policy CC03.

Conditions & Reasons (if required)

CL6 - RETENTION OF EXISTING TREES/SHRUBS/HEDGES

Retention of trees and shrubs

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 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.

Date:	28/04/2026	Signed:	L. Abbott
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