

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	260801
Address:	263 Nine Mile Ride, Finchampstead, Wokingham, RG40 3NS.		
Proposal:	Householder application for the proposed erection of a replacement roof incorporating habitable first-floor accommodation with front and rear dormer fenestration, erection of a single-storey side extension, erection of a single-storey rear extension, and associated alterations to fenestration and external elevations		
Type of Development:	Other Householder		
Site Visit Made:	Yes - 18/05/2026		

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 adaptations to the existing dwelling.

The Site is located along the historic Nine Mile Ride in the parish of Finchampstead. This road is designated as a Green Route and is part of the Forest and Rides Valued Landscape, which describes the historic rides as follows in section 6.15:

"A number of roads and public rights of way, running through the Forest and Rides Valued Landscape are laid out over earlier historic straight rides designed to allow royalty to follow the stag hounds by carriage as they hunted in the Royal Forest of Windsor. Parts of this landscape are deeply rural but in other areas low-density residential development lines the 'straight rides'. Homes are mostly set back from the road, characterised by substantial front gardens, with attractive landscaping of mature trees, hedges and shrubs." (Ref: Valued Landscapes Assessments, September 2014)

Indeed, the existing dwelling is set back from Nine Mile Ride and is surrounded by dense hedging along all its boundaries, including where it abuts Nine Mile Ride. The hedging contributes to the verdant landscape character of the road and valued landscape designation and will need to be retained. (TB21)

The Officer would like to understand the intentions for the existing hedges and for any proposed soft and hard landscaping in the front and rear gardens and including the driveway. As a condition, a Landscape Plan should be submitted and include:

- Retained, removed, and new planting, specifying species, planting sizes, spacing and numbers of trees/shrubs in a plant schedule
- Hard landscaping changes such as paths and/or patios within the front and rear gardens, changes to the driveway and car parking area
- Retained and/or proposed perimeter boundary treatment in both the front and rear gardens

(CP3, CC03, TB06, TB21)

Conditions & Reasons (if required)

CL4 – LANDSCAPE DETAILS (SMALL SCALE)

CL4 – Landscaping

Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s).

Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

CL6 – RETENTION OF EXISTING TREES/SHRUBS/HEDGES

CL6 – 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:	02/06/2026	Signed:	L. Abbott
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