

MEMORANDUM

From:	Lindsey Abott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	260585
Address:	69 Gipsy Lane, Wokingham, RG40 2BW.		
Proposal:	Householder application for the proposed development of single-storey garden outbuilding.		
Type of Development:	Other Householder		
Site Visit Made:	Yes – 08.04.2026		

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

The Tree and Landscape Officer has no objection to the proposed development of single-storey garden outbuilding.

The Site is located on the dense residential street of Gipsy Lane, just outside three conservation areas (Wokingham Town Centre, Murdoch Road, and Langborough Road) and between the large Gipsy Lane allotment area and Langborough Recreation Ground. Rear gardens here are long and narrow. They are notably populated by 'garden rooms' and include a variety of garden outbuildings and structures with perhaps on balance, too much built form to open impermeable garden area. The Officer observed residents trying to maximise the outdoor space available.

The proposed outbuilding would be located on currently permeable ground, adjacent to the neighbouring outbuilding to the south. The proposed outbuilding's foundation would be comprised of ground screws, which were discussed with the applicant during a 08/04/2026 Site visit. As far as the Officer is aware, this information has not been included within the supporting documentation and appearing absent from the Contemporary Garden Room, Floor Plan, Section & Elevations plan. (Ref: Norwegian Log, #226031-01, 02/02/2026) There is one semi-mature silver birch that is located in the neighbouring property to the south, however since the foundation is comprised of ground screws, there should be minimal soil and root

disturbance to this tree. See photo below, location of outbuilding with neighbouring silver birch tree to the right of photograph.



Conditions & Reasons (if required)

Date:	10/04/2026	Signed:	L. Abbott
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