

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	260492
Address:	2 Victor Way, Woodley, Wokingham, RG5 4UZ.		
Proposal:	Application to vary condition 2 and 4 of planning consent 242643 for change of use from amenity land to residential, following a two storey side extension and a single storey rear extension, a garage conversion and changes to fenestration. Followed by the demolition of the existing conservatory. Condition 2 refers to approved details, 4 to landscaping. Variation is to change the position of the garden wall, relocation of a garden shed, changes to fenestration and external materials; and to satisfy the requirements of condition 4. (part-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 objects to vary Condition 4 landscaping of planning consent 242643. The Officer has reviewed the following documents submitted in response to Condition 4, landscaping:

- Planning Statement, 27 February 2026, Section 4 Landscaping on page 2
- Proposed Floor Plans (Ref: SK-tec Ltd, # 24/944-03 rev A, October 2024)
- Site & Location Plan (Ref: SK-tec Ltd, # 24/944-05 rev B, October 2024)

The Site is situated on a corner plot within a maturing residential development. The approved location of the garden wall within the side and rear garden in application 242643 and shown as a dashed red line in the Proposed Floor Plan allowed for planting within the amenity space along Comet Way, which borders the southern boundary of the Site. The garden wall indicated in the Proposed Floor Plan submitted in this recent application and labelled as "Location of as built garden wall"

was not built in accordance with the plan submitted. Instead, the garden wall has been built against the footpath with no room for the laurel hedge planting described in the Planning Statement or illustrated in the drawing. (CC03) A July 2025 photograph from Google Streetview is included below.



Conditions & Reasons (if required)

Date:	26/03/2026	Signed:	L. Abbott
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