

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	260610
Address:	48 Laburnum Road, Winnersh, Wokingham, RG41 5XL.		
Proposal:	Householder application for the proposed erection of a single storey rear extension and front porch extension.		
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

The Council's Tree and Landscape Officer has no objection to the proposed erection of a single storey rear extension and front porch extension.

The Site is located in a suburban neighbourhood within the civil parish of Winnersh. There are no protected trees within or near the Site. Currently, the Site's front garden includes four small, planted areas with shrubs surrounded by pavers, some amenity space in the form of lawn (shared visually with adjacent dwelling, 46 Laburnum Road), and a paved driveway with space for one parked car and two tandemly parked cars. Most nearby dwellings have retained small lawns often with additional trees or shrubs in their front gardens; this soft landscaping provides visual continuity between neighbouring dwellings, lending a certain character to the neighbourhood. It also provides much needed relief between the built form and the roadway. The front garden of the Site seems an exception to this pattern, with much of the front garden consumed by paving.

The proposed rear extension appears to be situated on top of the existing conservatory and hardstanding. An email dated 30 March 2026 from the agent states: "There is no change at the front as its all paved already and the rear will have a 3m patio behind the extension." The existing paved driveway, increased building footprint, and the 3m patio in the rear garden front will increase the total impermeable area on an already small parcel. The Officer consents to the proposed

development, however remains concerned about the cumulative impact of all the built form and hardstanding.

Conditions & Reasons (if required)

Date:	15/04/2026	Signed:	L. Abbott
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