

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	260775
Address:	1 Henley Wood Road, Earley, Wokingham, RG6 7EE.		
Proposal:	Householder application for the proposed erection of a front porch extension, erection of a single-storey side extension including extension of the existing garage, erection of a single-storey rear extension, installation of rooflights, and associated alterations to fenestration.		
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, the Officer has no objection to the front porch extension and in-fill extension between the existing main dwelling and garage.

The proposed porch and in-fill extension between the two existing buildings on-site appear to be entirely on existing hardstanding. There is a small tree in the front garden / driveway area which is visible from the public realm. The tree's densely leaved crown softens the timber clapboard fencing and provides green vegetative relief along the pedestrian footpath and generally between built form in this compact neighbourhood of Earley. Whilst not protected, the tree also makes a valuable perceptual landscape contribution to the adjacent Green Route -- Wokingham Road -- which a portion of the Site fronts. This tree is shown as being retained on the *Proposed Plans, Elevations, and Site Plan* drawing submitted with the application. (Ref: Home Extends, HEN-1 PL-11C Rev C, 30/03/2026)

In order to safeguard the tree from damage during construction, temporary fencing shall be erected along the driveway area around the tree/planting area in the front garden and remain in place during the time the development is being carried out. No construction materials are to be stored nor construction activities undertaken

between the fence and the tree. Instead, the front driveway should be used as the staging area for construction works. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 d.

Conditions & Reasons (if required)

Tree condition requiring tree within front garden to be fenced off to prevent storage of materials and construction parking for the duration of the works. This can be done with simple chestnut pale fencing and illustrated through a simple site plan, if not supplied with the application.

Date:	14/05/2026	Signed:	L. Abbott
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