
MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer	
Service	WBC Landscape and Trees	App No: 260581
Address:	162 Reading Road, Wokingham, RG41 1LH.	
Proposal:	Householder application for the proposed garage conversion with rear extension, first floor extension over the existing garage and rear extension, a double storey entrance porch, a single storey extension to the left side of the existing property and facade alterations and new roof.	
Type of Development:	Other Householder	
Site Visit Made:	Yes – 11/05/2026	

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 the condition below, the Council's Landscape and Tree Officer has no objections to the proposed front porch, side and rear extension with garage conversion.

Some of the extension will be positioned on top the footprint of existing garage and the porch will be on existing hardstanding. The side extension is subordinate to the frontage of the main building. Additionally, the boundaries of the Site are heavily hedged with low timber fencing, so views into the Site will be filtered from the public realm. This is especially true along the Site's northern boundary with Reading Road, a designated Green Route within the Borough. Here hedging and a towering and protected veteran Oak tree contribute to both the verdant character of Reading Road whilst also providing privacy through visual screening as well as an important buffer against the fast-moving road with its noise and particulate pollution. (Ref: TPO-1261-2008). The veteran Oak tree on Site has physical and ecological characteristics resembling ancient trees. They are important keystone structures within the natural world supporting high biodiversity and inreplaceable habitats for rare and specialised species. This TPO veteran tree and existing hedge and shrub planting in the front garden will need to be retained as is indicated in the superseded

Proposed Site Plan, submitted with the application. (Ref: VK, 10/P-02, February 2026) In order to safeguard the protected tree, which has developed a natural lower retrenchment crown, and the existing hedging from damage during construction, temporary fencing shall be erected along the driveway area around the soft 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 area should be used as the staging area for construction works.

The Officer has seen the amended *Tree Protection Site Plan* illustrating the location for tree protection fencing and finds it acceptable. (Ref: V Kothari, 10/P-03, 4 June 2026)

Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policy CC03 d.

Conditions & Reasons (if required)

CL7 - PROTECTION OF EXISTING TREES etc (small sites)

Amended as detailed below.

- a. No development or other operations shall take place except in complete accordance with the details within the Tree Protection Plan by V Kothari and dated 4 June 2026 (hereinafter referred to as the Approved Scheme).
- b. No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.
- c. No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.
- d. The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Date:	08/06/2026	Signed:	L. Abbott
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