

MEMORANDUM

From:	Lindsey Abbott Tree and Landscape Officer		
Service	WBC Landscape and Trees	App No:	260653
Address:	Springfields, Basingstoke Road, Spencers Wood, Wokingham, RG7 1PH.		
Proposal:	Householder application for the proposed erection of a two storey front extension and a first floor rear extension following demolition of the existing conservatory, plus changes to fenestration and raising of the roof and installation of front and rear dormers and rooflights to facilitate the creation of first floor accommodation.		
Type of Development:	Other Householder		
Site Visit Made:	Yes – 13 April 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 Council's Tree and Landscape Officer has no objection to the proposed erection of a two storey front extension and a first floor rear extension following demolition of the existing conservatory, plus changes to fenestration and raising of the roof and installation of front and rear dormers and rooflights to facilitate the creation of first floor accommodation.

The Site is on a sizable backlot parcel with its own long entrance drive, located in Spencer's Wood. It is surrounded by detached dwellings of similar age and size along most of its boundaries as well as a builder's yard called Meakins Yard to the west. Aside from the dwelling and detached garage/shed, the only planting includes some semi-mature evergreen trees and hedging providing buffer between neighbours around the entrance and driveway and several small ornamental trees and shrubs in the front garden of the dwelling. The parcel's side and rear gardens are almost entirely lawn containing a few structures or hardstanding typical of a young family such as play equipment, small kennel area for pets, and a patio. Overlook is likely because the Site is both a backlot development and contains

extensive lawn areas, however most adjacent properties have substantial planting in their rear gardens which provides some screening. There are no protected trees which could be impacted by this development.

Conditions & Reasons (if required)

Date:	16/04/2026	Signed:	L. Abbott
--------------	------------	----------------	-----------