
MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	260751
Address:	Land and garages to the North East side of Headley Road, Woodley, Reading, RG5 4JG.		
Proposal:	Full application for the proposed erection of 1no. 2 bedroom dwelling to include 3no. dormers, with garden and parking following demolition of existing garages.		
Type of Development:	Minor Dwellings (1-9)		
Site Visit Made:	Yes – 07/05/2026		

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

The Council's Tree and landscape Officer objects to the application for the proposed erection of a single dwelling with garden and parking following demolition of existing garages.

The Site is located in the parish of Woodley on land behind two rows of maisonette housing. It does not have its own street frontage and would therefore be classified as 'backland development.' The Site is currently occupied by two rows of garages facing each other and used as an informal parking and storage area for neighbours living in the maisonettes to the west and south of the Site. An access road to the Site is located between 165 and 167 Headley Road East. To the north of the Site is the rear garden of 165 Butts Hill Road and to the east, is a row of mature evergreen trees, forming a significant green backdrop to the existing maisonette housing. Further east are large warehouses and an associated car park. There are no protected trees within or near the Site.

The Officer objects to the proposed development for the following reasons:

Backland Development and Change to Satisfactory Living Environment for New and Existing Homes

During a 7 May 2026 Site visit, the Officer observed two small red signs attached to low fencing along the access road warning that Children and Animals use the access road and rear lot. While it could be argued that this communal use could continue even after the proposed development is built, it is unlikely to continue because the character of the space will have changed. Despite the Site's proposed boundary treatment (a fence with sliding and garden gates), the rear lot is likely to feel more private, belonging to the owners of the new development rather than the existing public space open to community usage. Similarly, maisonette residents appear to use the rear lot for informal parking when spaces are unavailable at the front and this would no longer be available should the development be built. According to the WBC Borough Design Guide June 2012, backland development should be designed and located so that it "maintains the quality of environment for existing residents" and "it creates a satisfactory living environment for the new and existing home or homes." The proposed development is likely to change the nature of the rear lot and create an unsatisfactory living environment for both new and existing residents. (WBC BDG, p.54) (R22)

The height of the proposed development is likely to create substantial overlook from its upper floor onto existing residents using their gardens (which are surrounded by low boundary fencing) or occupying habitable rooms at the rear of their homes. This scenario does not address the need for new developments to provide "reasonable levels of visual privacy to habitable rooms." (R22)



Existing Trees

A Tree Survey and Arboricultural Impact Assessment by GHA Trees Arboricultural Consultancy and dated 20th January 2026 has been submitted with the application. (Ref: GHA/DS/160491:26)

The existing line of mature evergreen trees along the Site's eastern boundary provides several services to the Site and local area. They provide a strong year-round screen and potential noise buffer between the existing dwellings and the warehouses with associated car park to the east of the Site. They provide visual amenity as they can be seen from the public realm, pedestrians and motorists using the nearby roundabout. They provide ecological corridors for wildlife. According to Local Plan Policy CC03 – Green Infrastructure, Tree and Landscaping point 2 d, development proposals should protect and retain existing trees, hedges and other landscape features. Building in such proximity to the trees' crowns does not protect them and instead hinders their future natural growth.

Additionally, the towering evergreen trees are likely to overshadow the proposed development (house and garden) for much of the day and year. According to the AIA, T3 will be required to be pruned prior to construction to improve clearances between the tree and the new structure. (AIA, p.6) This proposed pruning points the continual maintenance that will be required by the future owners due to the sweeping lateral branches of the existing trees' habit. This is hinted at under Post Development Pressure in Section 7.2. (p.7)



In conclusion I cannot support this application due to the likely unsatisfactory living environment it would create for new and existing homes and for the ongoing impact

to the existing mature trees. This is contrary to Core Strategy policy CP3 and Local Plan policy CC03 and Wokingham Borough Design Guide principle R22.

Conditions & Reasons (if required)

Date:	12/05/2026	Signed:	L. Abbott
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