

Date: 19 September 2025
Application: 251618



WOKINGHAM
BOROUGH COUNCIL

WBC Landscape and Trees

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Landscape and Trees,

Full Planning Approval Consultation

Application Number: 251618

Applicant: Mr C Youell

Site Address: Land Next to 236 Reading Road, Winnersh, RG41 5AA

Parish: Winnersh

Grid Reference: Easting - , Northing -

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 1no. two storey dwelling, with associated parking and landscaping, following demolition of existing double garage and part demolition of the existing brick shed.

Case Officer: James Fuller

Development Management has received the above application, and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 251618. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **11 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	App No:	251618
Address:	Land Next to 236 Reading Road, Winnersh, RG41 5AA.		
Proposal:	Full application for the proposed erection of 1no. two storey dwelling, with associated parking and landscaping, following demolition of existing double garage and part demolition of the existing brick shed.		
Type of Development:	Minor Dwellings (1-9)		
Site Visit Made:	Yes/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 site is located at the rear of No. 242 Reading Road in Winnersh, and accessed via a treelined driveway between Nos. 236 and 242 Reading Road.

I understand from the description that the large garage will be demolished to make way for access, and another shed partially demolished.

Reading Road is a Green Route as per the Policies Map, so called because of the presence of many large mature and protected trees some of which are Veteran trees. At the head of the access road there are 3 Oak trees protected by TPO 1844/2022. The rear of the site backs onto a substantial woodland protected by a woodland TPO 583/1995.

An Arboricultural Impact Assessment and Method Statement from AllArboriculture Ref. AAAIA236R dated 21.7.25 is submitted with the application. A Tree Survey Schedule and Tree Protection Plan – AATPP236R is submitted within the report. The report details the removal of G7 a group of Laurel and Cypress trees 5-7m high that are located within the canopy of T10.

The tree report details some pruning to the protected trees at the site entrance from Reading Road which is acceptable and will maintain the public amenity and character of the Green Route.

The proposed development appears to be well set back from the general building line – although the existing pattern of development within this enclave does not follow the established building line and so I have no objection to the location of the dwelling. Initially, it seemed very close to the large tree T8 but the canopy is a long distance from the rear of the dwelling and the foundations do not encroach into the root protection area, I have no concerns regarding the proximity of the tree to development. Although the rear garden is small there is more space to the front of the building between the front of the dwelling and the parking area.

The patio space to the rear of the dwelling and the woodland TPO must be designed in a way that preserves the root protection area of protected trees. using a no dig construction as suggested in the submitted tree report and must be included in an Arboricultural Method Statement required as a condition of planning permission.

It will be useful to understand the layout with regard to areas of hard landscaping, planting, parking, lawns as it is not clear on the submitted Site Layout Plan Parking, Bins and Provisions 2507-S0003 Rev. P8. Also the location of the parking bays seems to take up valuable garden space – is this really the most adequate location for parking?

Conditions & Reasons (if required)

Condition CL5 – Hard and Soft Landscaping

Condition CL7 – Arboricultural Method Statement to included mitigation for hard landscaping in root protection areas and Tree Protection Plan

Date:	6.10.25	Signed:	B. Crafer
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