

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	261555
Address:	6 Thorpe Close, Wokingham, Wokingham, RG41 2PW.		
Proposal:	Householder application for the proposed erection of single storey rear extension, following demolition of existing conservatory and replacement of pitched roof over the study to flat roof, plus changes 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 conditions, the Council's Tree and Landscape Officer has no objection to the proposed erection of single storey rear extension, following demolition of existing conservatory and replacement of pitched roof over the study to flat roof, plus changes to fenestration.

The Site contains a group of protected trees, which span the rear boundary of four separate detached dwellings in a neighbourhood within the parish of Wokingham. TPO-0247-1983 includes 3 Sycamore (*Acer pseudoplatanus*) and 6 Scots Pine (*Pinus sylvestris*), some of which can be seen in the rear garden of the Site via site photos taken by the Planning Officers on 5th August 2026.

The proposed development sits almost entirely on top of the footprint of the existing dwelling. The Officer accepts the proposed tree protection measures as illustrated in the submitted Tree Protection Plan drawing. (Ref: Bastion, 26-6TC-P--01_A, July 2026)

Conditions & Reasons (if required)

CL6 - RETENTION OF EXISTING TREES/SHRUBS/HEDGES
Retention of trees

No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

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 Bastion and dated July 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:	01/09/2026	Signed:	L. Abbott
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