

MEMORANDUM

From:	Lindsey Abbott Tree and Landscape Officer		
Service	WBC Landscape and Trees	App No:	253126
Address:	21 Oatlands Road, Shinfield, Wokingham, RG2 9DW.		
Proposal:	Full application for extension, alteration and remodelling of existing dwelling for erection of a single storey front porch, modifications to the main roof including a hip to gable extension and installation of 2 no. front dormers; erection of a part single part first floor side extension following demolition of the existing single storey side extension, and erection of a part single part two storey part first floor rear extension, plus changes to fenestration.		
Type of Development:	Minor All other developments		
Site Visit Made:	Yes – 23/01/2026 (front garden only)		

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

I have no objections in principle to the proposed extension and adaptations to the front, side and rear main building, roof, and fenestration. The proposed footprint of these changes appears to remain within the existing building's footprint and/or other existing hardstanding within the Site. There are no protected trees in the area which would be impacted by these changes.

As part of this application, we will need to understand the retention of the existing front boundary treatment or any proposed changes to the front boundary and landscape treatments to the front garden of the Site. These landscape elements have been partially mentioned as "low level brick wall" and "low level plantation" on the landscape plan (Ref: JCENG Solutions, Drawing No. PP-239-RG-07, no date). In accordance with Local Plan Policy CC03 and TB06 Development of Private Residential Garden, we require a scaled plan and elevation of the new boundary fencing / wall / piers. We also require a simple landscape plan which should specify species, planting sizes,

spacing and numbers of trees/shrubs to be planted. These landscape elements can be included on an altered landscape plan and submitted with an elevation of any new boundary fencing/wall in the front garden. They should be submitted as part of this application.

Conditions & Reasons (if required)

CC 1 – Boundary Condition

CL4 – Simple Landscape Plan

Date:	27/01/2026	Signed:	L. Abbott
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