

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	261217
Address:	2 Castlemans Farm Cottages, Bath Road, Knowl Hill, Wokingham, RG10 9UY.		
Proposal:	Householder application for the proposed erection of a single storey rear extension and part garage conversion to create habitable accommodation.		
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

The Council's Tree and Landscape Officer has no objection to the proposed rear extension and part garage conversion. The Site is located in Countryside and Green Belt. It is also located along Bath Road, which is a Green Route. There are no TPO trees within the Site. Despite these designations, views of the proposed development are limited to views from the golf course located to the east of the Site and these will be partially obstructed by an existing brick out building. Currently the Site is delineated along its northern boundary with the neighbouring property, Rosewell House, by a low flint stone wall with hedging. This boundary treatment appears to be within the neighbouring property's curtilage according to ESRI, our internal mapping system, and the Officer presumes this will remain. There are several trees at the end of the rear garden but these are unlikely to be impacted by the proposed works. Nevertheless, root protection areas of those trees shall not be compromised during the construction period and to this extent, all vehicles and storage of materials will need to be restricted to the existing front drive. (CC03)

Conditions & Reasons (if required)

Date:	09/06/2026	Signed:	L. Abbott
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