

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer	
Service	WBC Landscape and Trees	App No: 260324
Address:	2 Sheepbridge Cottages, Basingstoke Road, Spencers Wood, Wokingham, RG7 1PS.	
Proposal:	Householder application for the proposed single storey rear extension.	
Type of Development:	Other Householder	
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 Officer consents to the proposed single storey rear extension.

The Site is located in land designated as Countryside. While proposals outside of development limits would not normally be permitted, this modest extension responds to point four under the Core Strategy CP11 Proposals outside Development Limits (including countryside), which states:

“In the case of residential extensions, [the development] does not result in inappropriate increases in the scale, form or footprint of the original building.”

Moreover, the Site sits along Basingstoke Road which forms a boundary between land designated as Countryside and land designated as Modest Development Locations where more development is considered appropriate. There is a public right of way (PRoW SWAL18) behind the Site but there is 600+m distance and several large raable fields between the Site and the path. Again, as the extension is modest in scale, it is unlikely to be noticable to users of the PRoW.

There are no protected trees within the Site and from desktop review, there do not appear to be any trees within the plot that would be impacted by the proposed development.

The Officer has reviewed the various documents submitted in support of this application and the proposed development appears to be sited on top of existing hardstanding. Neighbouring properties have rear extensions, so there is a precedent along this row of dwellings. The submitted Block Plan suggests that the easternly extents of the proposed rear extension may be beyond the extents of neighbours' extensions. (Ref: AMF, Property Services, # 26/189/20, Feb 2026) Right to light may be a concern for the Planning Officer to consider.

Conditions & Reasons (if required)			
Date:	27/03/2026	Signed:	L. Abbott