

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	261747
Address:	Rushmere Lodge, Nine Mile Ride, Finchampstead, Wokingham, RG40 4QB.		
Proposal:	Householder application for the proposed erection of side extension, first floor dormer extension. Alterations to the oil tank, replacement of fence, installation of sewage treatment works, access, car parking and landscaping.		
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 the conditions below, the Council's Landscape and Tree Officer has no objections to the side extension and first floor dormer extension as well as the changes proposed to boundary treatment, car parking, landscaping, etc.

The Site is in Countryside and is currently a single-story dwelling on a plot with many trees as well as many neighbouring trees in close proximity to the proposed adaptations. There are no protected trees within the Site or on neighbouring properties to the north or south.

The application is a resubmission of expired planning application 210298 that was granted permission by Wokingham Borough Council on 12 May 2021. The submitted Tree Survey was made in 2021. A Tree Survey is typically considered valid for three years, so normally the submitted document would be considered out-of-date and the Council would require an updated Tree Survey. (Ref: David Garrick, Arbtech, 22 January 2021). As this is a resubmission that appears to have no material changes, the Officer will accept the Tree Survey that has been submitted as this seem proportionate with the application proposal.

The Officer would like to understand landscape intentions, including the location for the additional car parking space, driveway surfacing, and boundary treatment. As a condition, a landscape plan should be submitted and include:

- Retained, removed, and new trees and planting, specifying species, planting sizes, spacing and numbers of trees/shrubs in a plant schedule
- Hard landscaping changes such paths and patios, the driveway and car parking area
- Retained and proposed perimeter boundary treatment in both the front, sides, and rear gardens

The Officer will need to ensure that the root protection areas of the trees in the front and side gardens are not compromised during the construction period and to this extent all vehicles and storage of materials will need to be restricted to the existing drive and tree areas protected with temporary fencing, ground or main stem boarding and/or other protective measures. An Arboricultural Method Statement and Tree Protection Plan indicating this will need to be provided via a condition.

(CP3, CC03)

Conditions & Reasons (if required)

CL4 LANDSCAPE DETAILS (small site)

Landscaping

Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s).

Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

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)

Protection of trees

- a) No development or other operation shall commence on site until an Arboricultural Method Statement and Tree Protection Plan which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (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:	02/09/2026	Signed:	L. Abbott
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