

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	WBC Landscape and Trees	App No:	251864
Address:	Brooklands, Warren Lane, Finchampstead, Wokingham, RG40 4HS.		
Proposal:	Householder application for the proposed erection of a garage to the front of the property.		
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 site is located within the countryside with the trees just beyond the northern boundary of the site protected by an Area TPO 180/1980.

The application is accompanied by an Arboricultural Report and associated Tree Protection Plan by Duckworths Arboriculture dated July 2025.

The proposed location of the garage to the front of the site is currently laid to gravel and used for car parking, and as such the ground has already suffered from some compaction.

The Arboricultural Report address the issues regarding the adjacent trees which are outside the area TPO and indicates that although there will be some incursion into the root protection areas of the tree, if the methodology within this document is followed the works will not compromise the long-term health of the trees. The report also indicates the garage foundations will need to be an above ground concrete slab erected on ground screws to prevent damage to the tree roots and to limit ground disturbance. This is an acceptable solution to enable the garage to be constructed in this location.

Overall I have no objection to the proposed garage in this location provided that there is compliance with the Arboricultural Report including the Arboricultural

Method Statement during the construction of the garage and that details of the garage foundation are provided for approval in accordance with this document. As there are a number of other double garages on adjacent plots to the fronts of these plots, this garage will not be out of character in this location.

Conditions & Reasons (if required)

Protection of trees (Amended CL7)

- a) No development or other operations shall take place except in complete accordance with the Arboricultural Report and associated Tree Protection Plan by Duckworths Arboriculture dated July 2025 (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

Foundation design

No development or other operations shall take place until the garage foundation design to consist of an above ground concrete slab erected on ground screws hereby permitted has been submitted to and approved in writing by the local planning authority for approval. The garage is to be constructed in accordance with the approved details.

Reason: To prevent damage to the adjacent off-site trees in the interests of the amenity and landscape character of the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

Date:

19th August 2025

Signed:

C. Brimble