

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	WBC Landscape and Trees	App No:	250239
Address:	41 Appleby Walk, Shinfield, Wokingham, RG7 1UZ.		
Proposal:	Householder application for proposed erection of an outbuilding to the rear of the dwelling. Followed by the extension of the existing garage.(Part-Retrospective).		
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 on a relative new housing development. Tree Preservation Order (TPO) 1602/2017, (T5), applies to an Ash tree growing on the rear boundary of neighbouring no.43 Appleby Walk but close to the side rear boundary of no. 41 Appleby Walk.

This application appears to relate to the authorised retention of the outbuilding to the rear of the existing garage and for an additional extension to the outbuilding. My colleague Coralie Ramsey requested appropriate arboricultural information to be submitted and further to this an Arboricultural Report and associated Tree Constraints Plan has been undertaken by Duckworths Arboriculture Ltd and dated July 2025.

The Arboricultural Report focuses on the current condition of the TPO Ash and how the possible construction of the outbuilding, details provided by the applicant, has had a limited effect on the tree. I agree with this assessment and consider the outbuilding to the rear of the garage constructed in 2020 is unlikely to have had a long-term detrimental effect on the protected tree. However the additional extension to the outbuilding which is now proposed is shown to extend into an area of land which was supposed to be retained as an open landscape buffer to the rear of the new development and is also within the root protection area (RPA) of the TPO Ash. The Arboricultural Report does not cover any additional proposed development within the RPA of this tree.

I therefore consider the construction of an additional building in the remaining RPA of the TPO tree (approximately +12m²) within this site will have a detrimental and harmful impact on the protected tree. I recommend refusal due to the possible harm on a protected tree which is contrary to Core Strategy policy CP3 and Local Plan Policy CC03.

Conditions & Reasons (if required)			
N/A			
Date:	11 th August 2025	Signed:	C. Brimble