

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	260747
Address:	29 Denton Road, Wokingham, RG40 2DX.		
Proposal:	Full application for the proposed change of use of the building to 1 no. dwelling (Use Class C3).		
Type of Development:	Other Change of Use		
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 conditions, the Council's Tree and Landscape Officer has no objection to the proposed change of use of the building to 1 no. dwelling.

The Site is in a sensitive location between two Conservation Areas, Wokingham Town Centre and Murdoch Road. (TB24) Although this Site is not within either Conservation Areas, it does sit on a large corner lot in a prominent location at the intersection of Denton Road and Luckley Path/Sturges Road with high public visibility. A veterinary office sits opposite the Site along Denton Road and a public car park and a Salvation Army Office are opposite along Sturges Road. This portion of Denton Road is characterised as leafy and primarily residential with low timber or masonry walls, hedges and a few street trees bordering front gardens to detached single family dwellings. There is a group of protected trees along the Site's front garden northern and western boundaries, which shall be retained. (Ref: TPO-0795-1996) According to the submitted drawing *Existing Plans*, this group of protected trees borders a green space, indicated by the agent via a 29 April 2026 email message as the designated private garden for the proposed residential dwelling. (Ref: Jaunty Angles, 01.01 Rev A) The Officer has read the arboricultural report and other submitted documents and notes: *"the development does not require any tree removal and given there are no external changes proposed to the existing built form and site access / arrangements, the proposals will not detrimentally affect any trees"*

on or adjacent to the site, including the Group TPO trees.” (Ref: Arbor-Eco Consultancy, MB251107-01, Revised 03/2026)

The Officer would like to understand the landscape intentions for this Site and what changes to the existing garden area, front door entrance ramp/path, and driveway are planned to ensure that they contribute positively to the surrounding two Conservation Areas. The protected trees should remain, but the existing low timber fence boundary treatment should be re-considered. A hedge is preferred as it will simultaneously provide privacy, prevent overlook, and fit seamlessly into the existing leafy street scene along Denton Road.

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, patios, driveway and car parking area
- Retained and proposed perimeter boundary treatment in both the front, sides, and rear gardens

(CP3, CC03, TB06, TB21)

Conditions & Reasons (if required)

CL4 - LANDSCAPING DETAILS (small scale)

CL4 - 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

CL6 - Retention of trees and shrubs

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.

Date:	06/05/2026	Signed:	L. Abbott
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