

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	WBC Landscape and Trees	App No:	251626
Address:	48 Nightingale Road, Woodley, Wokingham, RG5 3LU.		
Proposal:	Householder application for the proposed single storey rear and side 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 site is included within an old woodland TPO (3/1951) with the trees in the rear garden protected by the TPO.

The application is accompanied by an Arboricultural Impact Assessment and Tree Protection Plan (TPP) by the Rovar Group dated 29th May 2025. The document indicates no trees are to be removed to as a result of the proposed extensions, nor are there any encroachments into the root protection areas. All TPO trees can be adequately protected by the tree protection fencing as shown on the TPP. I therefore have no objection to the proposed application.

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 Impact Assessment and Tree Protection Plan by the Rovar Group dated 29th May 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.

Date:	1 st September 2025	Signed:	C. Brimble
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