

MEMORANDUM

From:	Lindsey Abbott Tree & Landscape Officer		
Service	WBC Landscape and Trees	App No:	261382
Address:	130 Barkham Road, Wokingham, RG41 2RP.		
Proposal:	Householder application for the proposed erection of a single storey front and rear extensions along with changes to fenestration following demolition of existing conservatory. Erection of a side extension to existing detached garage to facilitate its conversion to gym.		
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 conditions, the Council's Tree and Landscape Officer has no objection to the proposed front and side extensions proposed front and side extension (erection of a side extension to existing detached garage to facilitate its conversion to gym) and rear extensions, including an outbuilding in the rear garden along with changes to fenestration following demolition of existing conservatory.

The Site is located along Barkham Road, a designated Green Route within the Borough. A large, protected split-stemmed Oak (*Quercus robur*) is in the northwest corner of the front garden and driveway area. (Ref: TPO-1356-2010) This protected tree is also a 'notable' veteran tree #45521 (3.15m girth, 1.0mDBH) according to the Woodland Trust Ancient Tree Inventory and # 1,764 in the Wokingham District Veteran Tree Association Record. Veteran trees have physical and ecological characteristics resembling ancient trees. They are keystone structures supporting high biodiversity and irreplaceable habitats for rare and specialised species. Ancient or veteran trees require development-free buffer zones which must be at least 15 times larger than the diameter of the tree to avoid root damage. In the case of this significant tree, the calculation is $15 \times 1.002\text{m}$ (the tree's Diameter at Breast Height) = 15.03m, which is the distance required

between the tree's stem and the development. The *Location & Block Plan* drawing shows this distance between the tree's stem and the proposed development, so the front extension development is acceptably outside the buffer zone. (Ref: SK Design Consultants, P1683-01, June 2026) (CC03 d, CP3 c and d)

However, we will need to safeguard the root protection area, stem, and canopy of the veteran tree during the construction period. To that end, the Officer requests a simple Arboricultural Method Statement that describes and illustrates mitigation measures, such as temporary ground protection boarding around the base of the tree and a designated construction staging area away from the RPA, that ensure its long-term viability. A simple AMS and plan indicating these measures will need to be provided via a condition.

Conditions & Reasons (if required)

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 Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 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:	29/06/2026	Signed:	L. Abbott
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