
MEMORANDUM

From:	Lindsey Abbott Tree and Landscape Officer		
Service	WBC Landscape and Trees	App No:	260051
Address:	16 Northbury Lane, Ruscombe, Wokingham, RG10 9LQ.		
Proposal:	Householder application for the proposed erection of single storey front extension for replacement porch, conversion of existing garage to habitable accommodation plus erection of detached double garage.		
Type of Development:	Other Householder		
Site Visit Made:	Yes – 03.02.2026		

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

In principle, the Council's Tree and Landscape Officer has no objections to the proposed adaptation to the main building and erection of a detached double garage. It will not have an impact on a single protected tree, an Oak / Quercus spp (TPO-0516-1989) at the entrance to the Site boundary near Garraway Close. It will not impact a group of protected trees--3 x Hornbeams / Carpinus betulus (TPO-0516-1989) or a woodland of protected trees (TPO-1845-2022) just to the south of the Site near the entrance.

The Officer would like to understand the landscape intentions for the soft landscaping and the existing and proposed driveway where it will connect to the proposed double garage. The Location & Block Plan and the Proposed Floor Plans & Elevations with Proposed Garage Visualisations drawings show the outline of the proposed driveway, with the existing driveway retained within that footprint. (Ref: 2024-1477-PL, Lascelles Design, March 2025, pages 1 and 4 of 7) However, the labelling on this driveway – “Existing Driveway Extension” – is unclear, making it difficult to determine which areas of the tarmac will be removed, retained, replaced, or newly laid. The Officer notes that the impermeable area will increase and some soft landscaping, including two small trees or their RPAs may be impacted.

The Officer would like to understand how the increase in impermeable area combined with the loss of landscaping might be mitigated through replacement planting. The Officer would like to understand more specific intentions for the driveway, including what will be retained and what will be newly installed, the exact location, dimensions, and materials for surfacing. The Officer would also like to understand the intentions for the soft landscaping including any removed, retained and/or new planting. (Local Plan policy CC03; Policy TB06 Development of Private Residential Gardens)

As a condition – the Officer would like to see confirmed a landscape treatment proposal to the east of the entrance drive as it relates to the proposed double garage and the area around the proposed double garage, both new and retained, including:

- the proposed planting for the front garden west of the entrance drive and near the proposed double garage, including specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate.
- the proposed driveway configuration and relevant supporting information

These details should be included on a landscape plan.

Conditions & Reasons (if required)

CL4 – Simple Landscape Plan

Date:	06/02/2026	Signed:	L. Abbott
--------------	------------	----------------	-----------