

MEMORANDUM

From:	Lindsey Abbott Tree and Landscape Officer		
Service	WBC Landscape and Trees	App No:	253090
Address:	28 Fairwater Drive, Woodley, Wokingham, RG5 3HH.		
Proposal:	Householder application for the proposed erection of a two storey side and single storey rear extension.		
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 does not object to the proposed erection of a two storey side and single storey rear extension. The application is for adaptations to the rear of the main building, which are largely out of public view. The proposed extension appears to primarily be located on existing hardstanding (the existing driveway and rear patio).

The Site is located very near both an 'area' and 'woodland' of protected trees (TPO-0004-1961 and TPO-0003-1951 respectively). Changes to the main building will not impact these protected trees.

The Officer would like to understand the landscape intentions for the driveway, front garden and the boundary treatment with the adjacent footpath and road. Currently, the Site's front garden includes a lawn area, dense evergreen hedge, and a paved driveway with space for two tandemly parked cars. The existing garden with its soft landscaping provides visual continuity between neighbouring dwellings on either side of the Site, both of which have chosen to retain planting in their front gardens. The planting also provides much needed relief between the built form and the wide, paved residential street and footpath. The Location & Block Plan drawing shows two vehicles parked across the Site's frontage, which will further increase the impermeable area and continue to erode the street scene in this area of Woodley. (Ref: P1696-01, SK Design Consultants, Dec 2025) Increasingly, householders

along Fairwater Drive are converting front gardens entirely into paved vehicular driveways. This continuous modification of land surfaces could change the character of the residential estate, reduce privacy, increase temperatures that contribute to heat island complex, reduce natural stormwater absorption, among other effects.

In accordance with Local Plan policy CC03, the Officer would like to understand the intentions for the front garden and see an improvement, both because the size of the dwelling will be increased and because of the potential decrease in soft landscaping to accommodate a new driveway configuration. The Officer would like to understand the intentions for the driveway, including the exact location, dimensions, and materials for surfacing. The officer would also like to understand the intentions for the existing and proposed soft landscaping within the front garden, including plants to be retained and/or installed within a planting plan. A schedule of plants/grass, noting species, planting sizes and proposed numbers/densities should also be detailed. (Local Plan policy CC03, policy TB06 Development of Private Residential Gardens)

As a condition – the Officer would like to see confirmed landscape treatment proposals for the front of the new development, both new and retained, including:

- the proposed planting/hedging/boundary treatment
- the proposed driveway configuration and relevant supporting information
- the proposed landscaping for the front garden and any boundary treatment with the footpath/highway verge

These details should be included on a landscape plan. (CL4 Simple Landscape Plan)

Conditions & Reasons (if required)			
CL4 – Simple Landscape Plan			
Date:	04.02.2026	Signed:	L. Abbott