

MEMORANDUM

From:	Lindsey Abbott Tree and Landscape Officer		
Service	WBC Landscape and Trees	App No:	253101
Address:	8 Woodlands Avenue, Woodley, Wokingham, RG5 3HJ.		
Proposal:	Householder application for the proposed erection of a part single part two storey rear extension including the insertion of dormers, following demolition of existing rear extension and chimney, plus erection of garden shed following demolition of existing detached 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

I have no objections to the proposed rear extension and erection of garden shed following demolition of existing rear extension and chimney and detached garage. The bungalow style dwelling has previously been adapted (Ref: Planning Application 232172 and Vary Condition of Planning Consent: 240437) and there are many examples of similar adaptations as described in this application along Woodlands Avenue in Woodley. The application is for adaptations to the rear of the main building, which are largely out of public view and in keeping within the existing street scene.

The changes will not have an impact on the two single protected trees in the Site's rear garden: an Oak/*Quercus* spp. (TPO-1902-2022) and a Horse Chestnut/*Aesculus* pp. (TPO-1902-2022). The changes will not have an impact on the single protected tree: an Ash/*Fraxinus* spp. (TPO-1902-2022) located in the rear garden of neighbouring house east of the Site, 6 Woodlands Avenue.

The masonry wall located in the Site's front garden along the public footpath has been removed sometime in the last two years. It can be seen in a photo dated September 2024 on Google Maps Street View. Boundary structures—in the form of

walls, fences and/or hedge planting—along the site frontages of homes along Woodland Avenue are a key characteristic of the Woodlands Avenue street scene. The removal of the wall erodes the character of the residential neighbourhood and should be noted. (Local Plan Policy TB06 Development of Private Residential Gardens)

Conditions & Reasons (if required)			
Date:	06/02/2026	Signed:	L. Abbott