

MEMORANDUM

From:	Lindsey Abbott Tree and Landscape Officer		
Service	WBC Landscape and Trees	App No:	260318
Address:	9 Phoenix Avenue, Wokingham, RG40 1PS.		
Proposal:	Householder application for the proposed erection of a part two storey part first floor side extension and a single storey rear extension, plus conversion of the garage to habitable accommodation, installation of a single storey pitched roof and canopy to the front, and changes to fenestration.		
Type of Development:	Other Householder		
Site Visit Made:	Yes – 09/03/2026		

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

The Council's Landscape and Tree Officer has no objections in principle to the proposed extension and adaptations to the front, side and rear main building, roof, and fenestration. The proposed footprint of these changes appears to remain within the existing building's footprint and/or other existing hardstanding within the Site. There are precedents for similar extensions at Numbers 1 and 5. There are no protected trees within the Site which would be impacted by these changes. There is an existing hedge (and tree that was visible in Google Street view in May 2023 but appears to have been removed with stump visible during a site visit on 9th March 2026) along the Site's front garden boundary.

As part of this application, the Officer will need to understand the intention for the landscape treatments to the front and rear gardens of the Site. According to text on the block plan within drawing *Proposed Floor Plans, Elevations & Roof Plan*, (Ref: Cranford Design Ltd, D3184-02, 01/2026), additional parking "space can be provided on porous substrate may be proposed." The hard landscaping intention for the front garden and driveway is unclear. The boundary treatment and the hard and soft landscaping for the rear garden are also unclear. As a condition, the Landscape

Officer requires a simple landscape plan for the front and rear garden which should include:

- retained, removed, and new trees and planting, specifying species, planting sizes, spacing and numbers of trees/shrubs
- hard landscaping details with regard to any changes to the front, side, and rear garden, including the vehicular driveway configuration, path to the rear garden, and any patios or paths in the rear garden
- boundary treatment

(CL4, CC1, R12)

Conditions & Reasons (if required)

CL4 - Simple Landscape Plan

CC1 – Boundary Treatments, R12 Residential Boundary Treatments -WBC
Borough Design Guide Supplementary Planning Document (June 2012)

Date:	12/03/2026	Signed:	L. Abbott
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