

# MEMORANDUM

|                             |                                                                                                                                                                                                               |                |        |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | Lindsey Abbott<br>Tree and Landscape<br>Officer                                                                                                                                                               |                |        |
| <b>Service</b>              | WBC Landscape and<br>Trees                                                                                                                                                                                    | <b>App No:</b> | 253066 |
| <b>Address:</b>             | China Cottage, 16 Longwater Lane, Finchampstead,<br>Wokingham, RG40 4NR.                                                                                                                                      |                |        |
| <b>Proposal:</b>            | Householder application for the proposed erection of a front canopy, single storey side/rear extension following demolition of existing conservatory, first floor rear extension and changes to fenestration. |                |        |
| <b>Type of Development:</b> | Other Householder                                                                                                                                                                                             |                |        |
| <b>Site Visit Made:</b>     | 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

Subject to conditions below, the Council's Tree and Landscape Officer has no objections in principle to the proposed canopy to the front and side and rear extension and adaptations to the main building and fenestration. There is one protected tree, a Sycamore / *Acer pseudoplatanus*, which can be seen from Longwater Lane. (TPO-0229-1983). An Arboricultural Development Report states that there will be "no possible influence from the proposed alteration on the surveyed trees, and no trees will require removal." (Ref: Wood's Tree Consultancy Ltd, 27/01/2026, p. 2) The RPAs of these trees should be protected as per the tree protection plan within the report. (CL7)

The proposed footprint of the extension is similar in size to the existing building's footprint however the new extension will reduce the existing hardstanding slightly (the existing patio), locating the new building closer to the steps and the low retaining wall which holds planting and the grade of the lawn above. The Officer would like to understand the landscape intentions for the rear and side gardens and the boundary treatments for the side garden, where an iron fence and gate are currently located. A Landscape Plan should be submitted and include:

- Retained, removed, and new trees and planting, specifying species, planting sizes, spacing and numbers of trees/shrubs
- Hard landscaping changes such retaining walls, paths and patio within the side and rear garden
- Boundary details for the side garden location.

(CL4, CC1, R12)

Should it be required during construction, the Officer has no objection to the pruning or removal of the evergreen shrubs/trees located in the rear garden to the north of patio / existing conservatory / rear main building wall.

### **Conditions & Reasons (if required)**

CL7 - PROTECTION OF EXISTING TREES etc.(small sites). Amended as detailed below.

- a. No development or other operations shall take place except in complete accordance with the details within the Arboricultural Development Report with Tree Protection Plan by Wood's Tree Consultancy Ltd. and dated 27<sup>th</sup> January 2026 (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

CL4 - Simple Landscape Plan

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

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| <b>Date:</b> | 12/03/2026 | <b>Signed:</b> | L. Abbott |
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