

MEMORANDUM

From:	Lindsey Abbott Tree and Landscape Officer		
Service	WBC Landscape and Trees	App No:	260266
Address:	82 Lyon Road, Crowthorne, Wokingham, RG45 6RT.		
Proposal:	Householder application for the proposed erection of a single storey front extension, single storey side and rear extension following demolition of existing garage.		
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

Subject to the conditions below, the Council's Landscape and Tree Officer has no objections to the proposed front, side and rear extension. The footprint of the proposed extension is not much larger than the existing garage and outbuilding. The boundaries are heavily hedged or have timber fencing, so views into the Site will be limited.

The Site contains a protected tree (TPO-1316-2009), a mature Oak / *Quercus robur* (TPO-1316-2009) that was felled with stump removed through Tree Works application 232544, dated 13 November 2023. As per Condition 3 of this letter, a replacement tree of the same species (or another species to be agreed with the Borough Council in writing prior to purchase and planting by the owner) with a minimum height of 2.5m should be located near the location of the felled protected tree. The Officer visited the Site on 9th March 2026 and there was no evidence of this replacement tree. As a condition, the landscape plan, as described below, must clearly indicate the proposed location and species of the replacement tree. The applicant should note that an Oak tree (the original species of the removed protected tree) is likely to be inappropriate given the size of the front garden, driveway/parking area and increased footprint of the proposed extension and should consider proposing a smaller native tree species instead.

The Officer would like to understand the landscape intentions for the front and side garden to the west given the change from a garage/storage building to a habitable extension with folding doors indicated on the side in drawing *Proposed Plans and Elevations* (Ref: Aves Architectural, 25/23/03, date Jan 2026). The Officer would also like to understand any changes to the driveway and car park area. As a condition, 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 in a plant schedule
- Location and proposed species of the replacement protected tree
- Hard landscaping changes such paths and patio within the side and rear garden and to the driveway and car parking area

(CL4)

Conditions & Reasons (if required)

CL4 - Simple Landscape Plan

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