

MEMORANDUM

From:	Lindsey Abbott Tree and Landscape Officer		
Service	WBC Landscape and Trees	App No:	253027
Address:	111B Nash Grove Lane, Finchampstead, Wokingham, RG40 4HG.		
Proposal:	Householder application for proposed erection of part single storey, part two storey front and side extension including storage and ancillary uses and 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

In principle, the Council's Tree and Landscape Officer has no objection to the proposed part single storey, part two storey front and side extension and demolition of existing detached garage.

The Site is a two-storey brick single-family dwelling located within a leafy residential cul-de-sac-type setting within the civil parish of Finchampstead. Most residential properties along Nash Grove Lane enjoy large front gardens with generous car parking areas. The proposed garage extension will be visible to neighbours, however it will be located on the footprint of the existing garage as illustrated in the Existing Location & Block Plan and the Existing & Proposed Site Plan drawing. (Ref: 0279-GA-0001, Connected Architecture, no date) The proposed garage extension has been designed to be only 0.75m higher than the existing garage's height, as illustrated in the following drawings:

- Existing Floor Plan & Roof Plan, Existing Elevations (Ref: 0279-GA-0002 rev P02, Connected Architecture, No date)
- Proposed Floor Plan & Roof Plan, Proposed Elevations (Ref: 0279-GA-0005 rev P02, Connected Architecture, No date)

There are no protected trees within the Site. Along the Site's southern boundary however, there are three protected trees within the rear garden of an adjacent property (16 Booth Drive, Wokingham RG40 4HL). These protected trees are identified as Oak/Quercus spp. (TPO-0674-1994). The applicant has included an Arboricultural Impact Assessment with the application. (Ref: PB/AIA-26/01.06, Urban Tree Experts, 15 January 2026). The Officer has reviewed this supporting document, and the AIA does not anticipate any long-term impact to or loss of any of the existing trees or their RPAs as a result of the proposed extension or associated construction work "provided that the tree protection and mitigation measures are installed and maintained in situ until all construction works activity is completed" as per the accompanying tree protection plan ref PB/TPP-26/01.06. (AIA, p. 7, 5.4.8 and Appendix 1) The Officer suggests an amendment to the standard condition as detailed below.

From the site visit conducted on 03 February 2026, the Officer notes that the neighbouring trees identified as T1 (Common Beech/Fagus Sylvatica), T2 (Common Oak/Quercus robur), and T3 (Common Beech/Fagus Sylvatica) in the AIA do overhang the property line where the proposed extension is sited. T1 and T3 have both had previous canopy reductions on the north side to clear the existing garage as indicated in the tree survey data. Crown lifting, pruning and other tree management may be required during construction, however this can be dealt with, if necessary, by a Tree Works Application.

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 Impact Assessment by Urban Tree Experts and dated 15th 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

Date:	12.02.2026	Signed:	L. Abbott
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